



Swapcoat Mews, Long Sutton Spalding PE12 9RL

welcome to

Swapcoat Mews, Long Sutton Spalding

Two double bedroom second floor flat, IDEALLY SITUATED CLOSE TO AMENITIES. Open plan kitchen dining living area, FAMILY BATHROOM WITH THREE PIECE SUITE. Allocated parking, SINGLE GARAGE & visitors parking. WALKING DISTANCE TO SHOPS & PRIMARY SCHOOL. No chain



Entrance Hall

having built-in storage cupboard and laminate flooring.

Kitchen/Lounge

19' 7" x 18' 2" (5.97m x 5.54m)

having with range of units at wall and base level, worktops with single bowl stainless steel sink. Two built-in storage cupboards, space for electric oven, washing machine and fridge freezer.

Bedroom 1

7' 7" x 11' 11" (2.31m x 3.63m)

having laminate flooring.

Bedroom 2

8' 8" x 7' 11" (2.64m x 2.41m)

having laminate flooring.

Bathroom

8' 4" x 7' 10" (2.54m x 2.39m)

having bath with thermostat shower over, low level WC, inset sink and extractor. Built-in airing cupboard with hot water tank.

Garage

7' 7" x 15' 8" (2.31m x 4.78m)

having up and over door.

Outside

the property has the benefit of a single garage with parking in front of the garage and visitors parking.



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Swapcoat Mews, Long Sutton Spalding

- TWO DOUBLE BEDROOM SECOND FLOOR FLAT
- OPEN PLAN KITCHEN DINING LIVING AREA
- FAMILY BATHROOM WITH THREE PIECE SUITE
- ALLOCATED PARKING & SINGLE GARAGE
- WALKING DISTANCE TO AMENITIES

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 06 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106973 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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