



Millview Daniels Gate, Long Sutton Spalding PE12 9LG

welcome to

Millview Daniels Gate, Long Sutton Spalding

Three bedroom detached property, FULLY RENOVATED BY CURRENT OWNER. Good sized kitchen diner, lounge & SUN ROOM. Family bathroom with THREE PIECE SUITE. Ample off road parking for A RANGE OF VEHICLES. Good size rear garden IDEAL FOR FAMILIES & PETS. Available with NO CHAIN



Entrance Porch

internal door to:

Kitchen Diner

10' 6" x 18' (3.20m x 5.49m)

having a range of wall and base units, wood effect work surfaces and a one and a half bowl stainless steel sink. Integrated electric oven, four ring induction hob and extractor. Space for fridge freezer and washing machine. Built-in cupboard with wall mounted gas boiler and open plan access to:

Lounge

10' 11" x 14' 5" (3.33m x 4.39m)

having stairs to first floor and open plan access to:

Sun Room

7' 1" x 9' 7" (2.16m x 2.92m)

door to rear garden

Landing

Bedroom 1

10' 6" x 11' 6" (3.20m x 3.51m)

with loft access

Bedroom 2

11' x 9' 11" (3.35m x 3.02m)

Bedroom 3

6' 11" x 6' (2.11m x 1.83m)

Bathroom

7' 10" x 7' 7" (2.39m x 2.31m)

comprising three piece suite of WC, inset sink and bath with shower attachment. Extractor, heated towel rail and Mermaid panelled walls

Outside

the property sits back behind a good sized gravel driveway with double timber gate to rear. The rear garden is enclosed by fencing with lawn, patio area & low maintenance gravel area enclosed by picket fencing.

Agents Note

the current vendor has had preliminary discussions with South Holland council with regards to a single

storey wraparound extension on the property. Whilst the council didn't object to this, buyers would be responsible for their own discussions and subsequent applications



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Millview Daniels Gate, Long Sutton Spalding

- RENOVATED THREE BEDROOM DETACHED PROPERTY AVAILABLE WITH NO CHAIN
- KITCHEN DINER, LOUNGE & SUN ROOM
- FAMILY BATHROOM WITH THREE PIECE SUITE
- AMPLE OFF ROAD PARKING FOR MULTIPLE VEHICLES
- GOOD SIZED REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107098 - 0003

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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