



Minster Court, Long Sutton Spalding PE12 9GL

welcome to

Minster Court, Long Sutton Spalding

This Modern Home would make an ideal to first time buyer or investment property. WALKING DISTANCE TO LONG SUTTON TOWN CENTRE, close to amenities & schools. TWO SHOWER ROOMS & ground floor WC. Enclosed garden & SINGLE GARAGE in a block behind the property. Great road links to the A17.



Entrance Hall

having stairs to first floor with understair cupboard.

Lounge

10' 1" x 12' 7" (3.07m x 3.84m)
laminate flooring.

Kitchen

8' 6" Max x 12' 6" Max (2.59m Max x 3.81m Max)
having range of units at wall and base level, one and half bowl sink, integrated electric oven, four ring gas hob and stainless steel extractor. Tiled floor, space for fridge freezer and washing machine

Cloakroom

having low level WC and sink.

Bedroom 1

10' 1" x 12' 7" (3.07m x 3.84m)
Laminate flooring.

Bedroom 3

8' 7" Max x 12' 7" Max (2.62m Max x 3.84m Max)

Shower Room

8' 6" x 3' 8" (2.59m x 1.12m)
having double shower cubicle with thermostat shower, low level WC and pedestal wash hand basin. Tilled walls and floor. Extractor fan.

Stairs To Second Floor**Bedroom 2**

12' 6" x 8' 3" (3.81m x 2.51m)
built-in airing cupboard with wall mounted gas boiler and laminate flooring.

Shower Room

5' 3" x 12' 6" (1.60m x 3.81m)
having shower cubicle with thermostat shower, low level WC and pedestal wash hand basin. Tilled walls and floor. Extractor fan.

Garage

17' 4" x 8' 4" (5.28m x 2.54m)
up and over door, power and lighting

Outside

a front gate leads to a paved pathway giving access to the side entrance door and a gate to the rear garden which is fully enclosed by fencing and laid to lawn.



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- THREE BEDROOM SEMI DETACHED PROPERTY SET OVER THREE FLOORS
- TWO SHOWER ROOMS & GROUND FLOOR WC
- SINGLE GARAGE IN BLOCK BEHIND THE PROPERTY
- WALKING DISTANCE TO TOWN CENTRE & AMENITIES WITH GOOD RAIL LINKS TO THE A17
- REAR GARDEN

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

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107160 - 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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