



**Dick Turpin Way, Long Sutton Spalding PE12 9EP**

**welcome to**

**Dick Turpin Way, Long Sutton Spalding**

BEAUTIFULLY PRESENTED two bedroom detached bungalow, WALKING DISTANCE TO MARKET PLACE & AMENITIES. Good sized lounge & kitchen with INTEGRATED APPLIANCES & QUARTZ SURFACES. Separate utility & shower room with three piece suite. Off road parking, INTEGRAL GARAGE & Fully Enclosed Rear Garden



### **Entrance Porch**

4' 11" x 2' 7" ( 1.50m x 0.79m )

door leading to entrance hall having laminate flooring.

### **Entrance Hall**

having laminate flooring and loft hatch.

### **Lounge**

12' 8" x 12' 9" ( 3.86m x 3.89m )

laminate flooring.

### **Kitchen**

13' 11" x 8' 10" ( 4.24m x 2.69m )

modern units at wall and base level with fitted dimmer lights and quartz surfaces over. Island unit with butler sink set in quartz surfaces with storage and power. Integrated electric oven, 4 ring induction hob with built-in extractor, microwave oven, fridge freezer and dishwasher. French doors leading to garden. Laminate flooring.

### **Utility Room**

7' 3" x 8' 2" ( 2.21m x 2.49m )

having fitted units at wall level, quartz surface with space for washing machine and tumble dryer under. Laminate flooring.

### **Bedroom 1**

10' 8" x 11' 8" ( 3.25m x 3.56m )

laminate flooring.

### **Bedroom 2**

10' 8" x 9' 1" ( 3.25m x 2.77m )

laminate flooring.

### **Shower Room**

8' 3" Max x 6' 3" ( 2.51m Max x 1.91m )

having double shower cubicle with dual head thermostatic shower, low level WC and wash hand basin. Heated towel rail, fully tiled walls and shaver point.

### **Integral Garage**

15' 10" x 8' 11" ( 4.83m x 2.72m )

having up and over door, power and light. Wall mounted gas boiler and radiator.

### **Outside**

the property is set back behind a gravel driveway offering off road parking for several cars. With central lawn with gravel borders. The rear garden is fully enclosed with lawn, patio and new decking area ideal for entertaining. Shed, outside electric sockets and tap.



***view this property online*** [williamhbbrown.co.uk/Property/LST107173](http://williamhbbrown.co.uk/Property/LST107173)





welcome to

## Dick Turpin Way, Long Sutton Spalding

- TWO BEDROOM DETACHED BUNGALOW FULLY RENOVATED BY CURRENT OWNERS
- LOUNGE & KITCHEN WITH QUARTZ SURFACES
- SEPARATE UTILITY & SHOWER ROOM WITH THREE PIECE SUITE
- OFF ROAD PARKING & INTEGRAL SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN WITH LAWN & RAISED DECKING

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

offers over

**£250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST107173](http://williamhbrown.co.uk/Property/LST107173)



Property Ref:  
LST107173 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01406 363224**



[longsutton@williamhbrown.co.uk](mailto:longsutton@williamhbrown.co.uk)



34 Market Place, Long Sutton, SPALDING,  
Lincolnshire, PE12 9JF



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**