



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



**welcome to**

**Dick Turpin Way, Long Sutton Spalding**

Two bedroom detached bungalow, Sought after location within walking distance of amenities. Lounge with separate utility room. Conservatory overlooking the low maintenance garden. Garage and off road parking. AVAILABLE WITH NO CHAIN



**Porch Lounge**

15' 8" x 11' 8" ( 4.78m x 3.56m )  
having fireplace with inset fire.

**Kitchen**

11' 8" x 9' 5" ( 3.56m x 2.87m )  
having range units at wall and base level, worktops with inset sink. Built-in oven with electric hob.

**Utility Room**

8' 3" x 6' 4" ( 2.51m x 1.93m )  
having worktops with from beneath for white goods.  
Door leading outside.

**Conservatory**

9' 8" x 8' 10" ( 2.95m x 2.69m )  
being of brick an UPVC construction.

**Bedroom 1**

11' 6" x 11' 5" ( 3.51m x 3.48m )

**Bedroom 2**

10' 8" x 9' 7" ( 3.25m x 2.92m )  
having french doors to conservatory.

**Bathroom**

having bath, low level WC and wash hand basin.

**Garage**

15' 11" x 8' 10" ( 4.85m x 2.69m )  
having up and over door.

**Outside**

the property is set back behind a block paved driveway offering off road parking. The low maintenance rear garden is laid to gravel and a patio area.

**Agents Note**

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

**Agents Note**

"It is our understanding that the Property is not

registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."



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## Dick Turpin Way, Long Sutton Spalding

- DETACHED BUNGALOW IN POPULAR LOCATION
- TWO BEDROOMS WITH CONSERVATORY OFF BEDROOM TWO
- KITCHEN & UTILITY ROOM
- GARAGE WITH OFF ROAD PARKING FOR 2 CARS
- NO CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: B

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107344 - 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.

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.



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