



Woodlands, Long Sutton Spalding PE12 9LY

welcome to

Woodlands, Long Sutton Spalding

Detached bungalow within walking distance of Long Sutton with local amenities, doctors, dentists and a Friday market. Having three bedroom with bedroom three currently being used as a dining room and a conservatory off bedroom two. Being sold with NO CHAIN.

Entrance Hall

having loft hatch.

Lounge

13' 5" x 14' 8" (4.09m x 4.47m)

having fireplace with inset gas fire.

Kitchen

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

having range of units at wall and base level, worktops with inset sink. Integrated oven. Door to conservatory.

Bedroom 1

15' 4" x 11' 8" (4.67m x 3.56m)

Bedroom 2

11' 8" x 8' 4" (3.56m x 2.54m)

having door to conservatory.

Conservatory

17' 1" x 10' (5.21m x 3.05m)

being of brick and UPVC construction.

Bedroom 3/Dining Room

9' 9" x 11' 1" (2.97m x 3.38m)

Wet Room

having electric shower, low level WC and wash hand basin.

Garage

8' 6" x 17' 7" (2.59m x 5.36m)

having electric roller door, power and light.

Outside

the property sits behind an extensive gravel garden with off road parking for several cars. The low maintenance rear garden is laid to gravel with mature shrubs and 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.'





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Woodlands, Long Sutton Spalding

- DETACHED BUNGALOW CLOSE TO TOWN IN NEED OF SOME UPDATING
- THREE BEDROOMS
- GARAGE & GARDEN
- CONSERVATORY OFF BEDROOM TWO
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107391 - 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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