



The Sidings, Long Sutton Spalding PE12 9FA

welcome to

The Sidings, Long Sutton Spalding

CORNER PLOT!! This Detached Bungalow is set within walking distance of the pretty market town of Long Sutton offering good amenities. The property is ideal for enjoying retirement sit back and enjoy your days. The property is being sold with NO CHAIN SO CALL TODAY TO VIEW!!



Entrance Hall

having door to the side, radiator, airing cupboard, loft access, textured and coved ceiling.

Lounge

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

having bay window to front, attractive fireplace with inset gas fire, two wall lights, radiator, TV point, textured and coved ceiling.

Kitchen

12' Max x 14' 1" (3.66m Max x 4.29m)

having a range of units and wall and base level, worksurfaces, sink with mixer taps over, tiled splashbacks, integrated electric oven, gas hob and cooker hood. Space for Fridge/ Freezer, radiator, window to rear, textured and coved ceiling.

Utility Room

6' 5" x 5' 11" (1.96m x 1.80m)

having to rear and door to garden, space and plumbing for washing machine, radiator, textured and coved ceiling.

Cloakroom

having shower cubicle with electric shower, low level WC, wash hand basin, part tiled walls, have point, radiator, window to side.

Bedroom 1

10' 9" x 11' 9" (3.28m x 3.58m)

having window to side, radiator, textured and coved ceiling.

Bedroom 2

9' 2" x 10' 9" (2.79m x 3.28m)

having window to rear, radiator, textured and coved ceiling.

Bathroom

having panelled bath, low level WC, wash hand basin, part tiled walls, shaver point, radiator, vinyl flooring, window to rear.

Outside

the property is situated on a corner plot surrounded by lawned area and borders. The driveway offering Off Road Parking leads to a Garage with up and over door power and light. The rear garden is enclosed by fencing with decorative gravelled area and shrubs.



view this property online williamhbbrown.co.uk/Property/LST104191



welcome to

The Sidings, Long Sutton Spalding

- Detached Bungalow
- Close to Amenities
- 2 Bedrooms
- Kitchen/ Diner
- NO CHAIN

Tenure: Freehold EPC Rating: Awaited

£210,000

directions to this property:

From the Market Place of Long Sutton continue in to West Street at the junction turn left in to Station Road, taking the second turning into The Sidings the property can be found on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST104191

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref:
LST104191 - 0005

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



01406 363224



longsutton@williamhbrown.co.uk



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



williamhbrown.co.uk