



Delamore Way, Long Sutton Spalding PE12 9DX

welcome to

Delamore Way, Long Sutton Spalding

Two double bedroom detached bungalow, SOUGHT AFTER RESIDENTIAL AREA & AVAILABLE WITH NO CHAIN. Lounge & breakfast kitchen. Family bathroom with three piece suite. AMPLE OFF ROAD PARKING & SINGLE GARAGE. Small front lawn & FULLY ENCLOSED REAR GARDEN. BOOK YOUR VIEWING.



Entrance Hall

having built-in cupboard with radiator, loft access and laminate flooring.

Lounge

11' 8" x 12' 9" (3.56m x 3.89m)
having laminate flooring.

Kitchen

11' 8" x 9' 3" (3.56m x 2.82m)
having range of units at wall and base level, built-in pantry cupboards. Single bowl stainless steel sink, integrated electric oven, 4 ring hob and extractor. Space for washing machine, tumble dryer and fridge freezer. Wall mounted gas boiler, side door to garden.

Bedroom 1

11' 8" x 11' 5" (3.56m x 3.48m)
laminate flooring.

Bedroom 2

9' 7" x 10' 8" (2.92m x 3.25m)
laminate flooring.

Bathrrrom

6' 10" x 5' 5" (2.08m x 1.65m)
having bath with shower over, low level WC and pedestal wash hand basin.

Garage

15' 9" x 7' 10" (4.80m x 2.39m)
having up and over door, power and light. Side door to garden.

Workshop/Store

10' 1" x 8' 3" (3.07m x 2.51m)
having fitted bench, power and light.

Outside

the property is set back behind a gravel driveway offering off road parking for 2 cars. Lawn and side gate giving access to the rear garden. the rear garden is full enclosed by fencing with a 'L' shaped lawn and patio area.



view this property online williamhbrown.co.uk/Property/LST107235



welcome to

Delamore Way, Long Sutton Spalding

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- LOUNGE & BREAKFAST KITCHEN
- FAMILY BATHROOM WITH THREE PIECE SUITE
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£215,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107235



Property Ref:

LST107235 - 0006

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



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



williamhbrown.co.uk