



**Delph Road, Long Sutton SPALDING PE12 9BX**

**welcome to**

**Delph Road, Long Sutton SPALDING**

BEING SOLD WITH NO CHAIN. This mature three bedroom bungalow gives the feeling of being semi rural with the security of Long Sutton a short distance away by car. The spacious accommodation is ideal for visitors and friends to visit. Call and book your viewing today.



**Entrance Hall**

having double storage cupboard and separate airing cupboard.

**Lounge**

15' 6" x 12' 1" ( 4.72m x 3.68m )

**Kitchen**

12' x 10' 3" ( 3.66m x 3.12m )

having range of units at wall and base level, pantry, worktops and inset sink. integrated oven with electric hob, space for fridge freezer.

**Utility Room**

8' 3" x 7' ( 2.51m x 2.13m )

having base units with worktops and inset sink.

Space for washing machine and tumble dryer. Door leading to the rear garden.

**Bedroom 1**

11' 11" x 11' 11" ( 3.63m x 3.63m )

**Bedroom 2**

13' x 9' 11" ( 3.96m x 3.02m )

**Bedroom 3**

13' x 9' 5" ( 3.96m x 2.87m )

**Bathroom**

having bath with separate shower cubicle, low level WC and wash hand basin.

**Garage****Outside**

the property sits back behind a gravel driveway. The rear garden is enclosed, laid to lawn with a summerhouse and shed.

**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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welcome to

## Delph Road, Long Sutton SPALDING

- DETACHED BUNGALOW ON THE OUTSKIRTS OF LONG SUTTON BEING SOLD WITH NO CHAIN
- KITCHEN/DINER & UTILITY ROOM
- THREE BEDROOMS
- FAMILY BATHROOM WITH BOTH BATH AND SHOWER CUBICLE
- GARAGE, OFF ROAD PARKING AND ENCLOSED GARDEN

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers over

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107374 - 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.



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