



Lancaster Drive, Long Sutton Spalding PE12 9BD



welcome to

Lancaster Drive, Long Sutton Spalding

Three bedroom bungalow being sold with NO CHAIN. Situated in a sought after location within walking distance of Long Sutton which offers local amenities, cafes and a popular Friday Market. With a regular bus service to the larger towns of Kings Lynn and Spalding. Call to book a viewing.



Entrance Porch
Entrance Hall

having loft access.

Lounge

15' 9" x 11' 3" (4.80m x 3.43m)

having electric fire inset into a wooden surround.

Kitchen

10' 8" x 10' 5" (3.25m x 3.17m)

having range of units at wall and base level, worktops with inset sink. Space for free standing cooker and fridge/freezer. Good sized pantry.

Utility Room

7' 6" x 5' 10" (2.29m x 1.78m)

having space for white goods and door to the rear garden,

Claokroom

having low level WC and wash hand basin.

Bedroom 1

11' 11" x 12' 4" (3.63m x 3.76m)

Bedroom 2

9' 11" x 12' 3" (3.02m x 3.73m)

Bedroom 3

11' 7" x 10' 8" (3.53m x 3.25m)

having airing cupboard with combi boiler.

Bathroom

having bath, low level WC and wash hand basin.

Garage

15' 9" x 7' 6" (4.80m x 2.29m)

having up and over door, power and light.

Outside

the property sits behind a gravel front with decorative shrubs and bushes. Driveway offering off road parking leading to the garage. To the side of the property is a grassed area which could offer more parking. The rear garden is laid to lawn with a patio area.

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."

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Lancaster Drive, Long Sutton Spalding

- DETACHED BUNGALOW IN POPULAR LOCATION
- THREE BEDROOMS
- KITCHEN WITH GOOD SIZED PANTRY AND UTILITY ROOM
- FAMILY BATHROOM & CLOAKROOM
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107450 - 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.

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