



Daniels Crescent, Long Sutton Spalding PE12 9DR

welcome to

Daniels Crescent, Long Sutton Spalding

This well presented semi detached house offers flexible accommodation for the new owners. Currently having a downstairs bedroom which could be utilised as a formal dining room or home office. With a modern kitchen/diner ideal for family activities or entertaining. Call today to book your viewing.



Entrance Hall

having understair cupboard and stairs to first floor.

Lounge

14' 1" x 10' 4" (4.29m x 3.15m)
having media unit.

Kitchen/Diner

21' 1" x 10' 3" (6.43m x 3.12m)
having units at wall and base level, worksurface with inset sink. Space for oven with extractor over. Space and plumbing for washing machine.

Snug

15' 8" x 7' 5" (4.78m x 2.26m)
having media wall, electric fire and french doors leading to the garden.

Boot Room

11' 5" x 5' 4" (3.48m x 1.63m)

Downstairs Bedroom 4

9' 2" x 7' 8" (2.79m x 2.34m)

Wc

having low level WC.

Landing

having loft access.

Bedroom 1

13' 11" x 8' 3" (4.24m x 2.51m)
having 2 cupboards and a walk-in wardrobe area.

Bedroom 2

10' 4" x 8' 7" (3.15m x 2.62m)

Bedroom 3

9' 6" x 7' 4" (2.90m x 2.24m)

Shower Room

having shower cubicle, low level WC and wash hand basin. Heated towel rail.

Outside

the property sits back behind a good sized driveway offering off road parking for several cars. The enclosed rear garden is laid to patio and decking area with pergola over. With the remainder of the

garden being laid to lawn.

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

Daniels Crescent, Long Sutton Spalding

- WELL PRESENTED SEMI DETACHED HOUSE IN THE HEART OF LONG SUTTON
- MODERN KITCHEN/DINER
- FOUR BEDROOMS
- AMPLE OFF ROAD PARKING & ENCLOSED REAR GARDEN
- WALKING DISTANCE OF SCHOOLS AND AMENITIES

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over
£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107664 - 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.

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