



2  2  1 

4 Back Lane, Long Sutton PE12 9DL

Guide price £119,950

BELVOIR!



Key Features

- > SEMI DETACHED PROPERTY
- > TWO BEDROOMS
- > TWO RECEPTION ROOMS
- > GAS CENTRAL HEATING
- > GENEROUS GARDEN
- > MODERNISATION REQUIRED
 - > Tenure: Freehold
 - > EPC rating D



Belvoir incorporating Munton and Russell are pleased to offer for sale this two bedroom semi detached property, situated in a popular non estate location of Long Sutton and within easy reach of local amenities. The property does require modernisation but benefits from a generous rear garden. The accommodation in brief comprises of, entrance porch, dining room, lounge, kitchen, WC. To the first floor, landing, two bedrooms, bathroom. Externally generous rear garden.



ENTRANCE PORCH

UPVC double glazed door and window to the front, internal window to dining room, door to:

ENTRANCE HALL

Stairs to first floor landing.

DINING ROOM

12'4" x 10'11" (3.8m x 3.3m)

UPVC double glazed box bay to the front elevation, feature fireplace, radiator.

LOUNGE

14'0" x 13'1" (4.3m x 4m)

UPVC double glazed window to the rear elevation, wall mounted gas fire, radiator, fitted units.

KITCHEN

10'6" x 8'8" (3.2m x 2.6m)

UPVC double glazed door and window to the side elevation, fitted units, sink unit, cooker point, radiator.



WC

Window to the side elevation, WC.



LANDING

Doors to :

BEDROOM 1

12'3" x 11'3" (3.7m x 3.4m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes. Over stairs storage cupboard, with UPVC double glazed window to the front elevation, internal window over stairs.

BEDROOM 2

10'4" x 7'4" (3.1m x 2.2m)

UPVC double glazed window to the rear elevation to the rear elevation, radiator, fitted wardrobes.

BATHROOM

UPVC double glazed window to the rear elevation, three piece suite comprising of WC wash hand basin, panelled bath, radiator, boiler cupboard.

EXTERNALLY

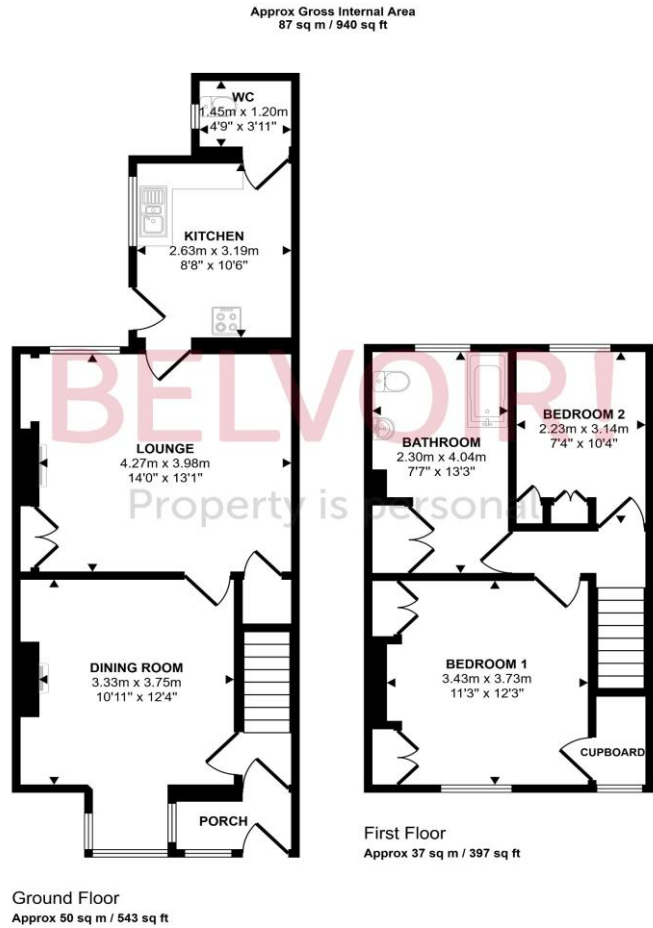
Gravel area to the front, shared gravel access to the side, Attached brick store. REAR garden is part lawn and vegetable plot, standing for green houses.

AGENTS NOTES

Drainage is via septic tank. The rear garden is off set with number 2 Back Lane, the photographs will include part of the neighbours garden a plan is available to show borders. Greenhouses in the photographs are being removed..

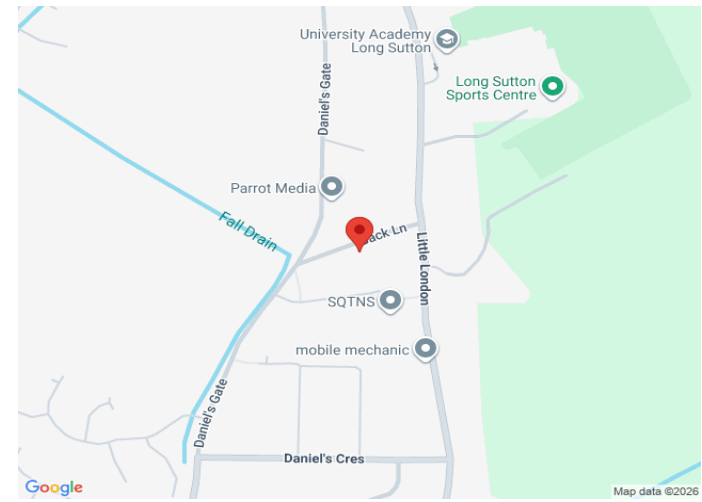






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | |
|---|----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 84 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | 62 |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| WWW.EPC4U.COM | | |



Contact us today to arrange a viewing...

www.belvoir.co.uk/spalding-estate-agents/

BELVOIR!

01775 722475