

36 John Swains Way, Long Sutton

£280,000

NEWTON FALLOWELL

36 John Swains Way

Long Sutton, Spalding

This detached family home is being sold with NO ONWARD CHAIN and SEARCHES AVAILABLE UP FRONT. The accommodation comprises of an entrance hall, useful downstairs WC, spacious lounge, kitchen diner and utility room, whilst the first floor landing separates THREE BEDROOMS, with the main bedroom hosting an EN-SUITE shower room, as well as the family bathroom, which services the remaining bedrooms. Outside there is driveway parking leading to the GARAGE, with an enclosed garden located to the rear.

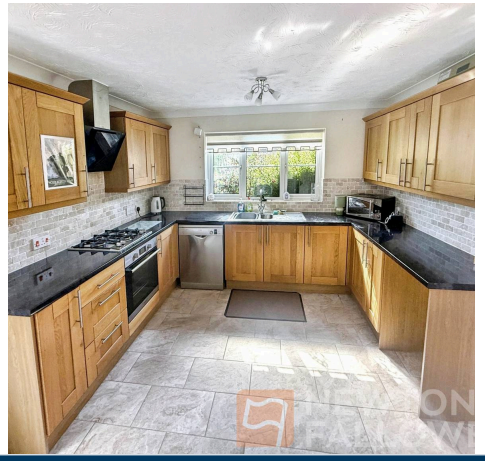
Council Tax band: C

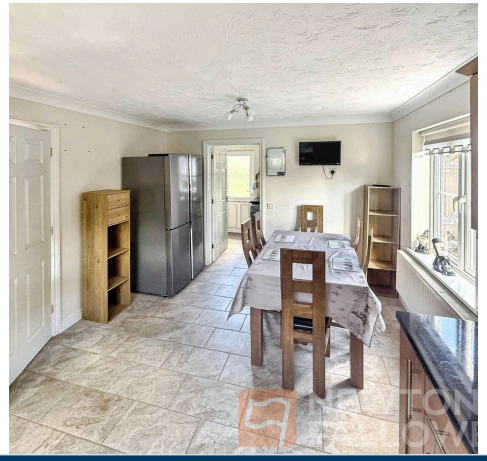
Tenure: Freehold

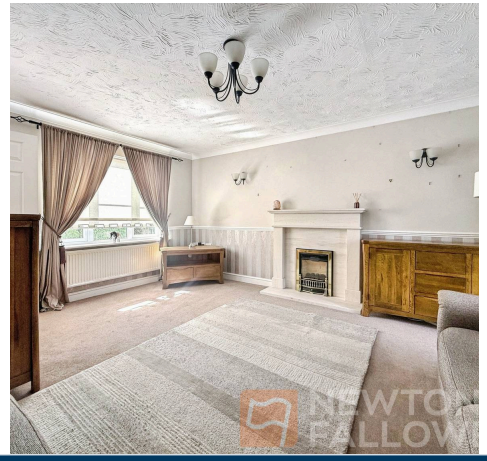
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



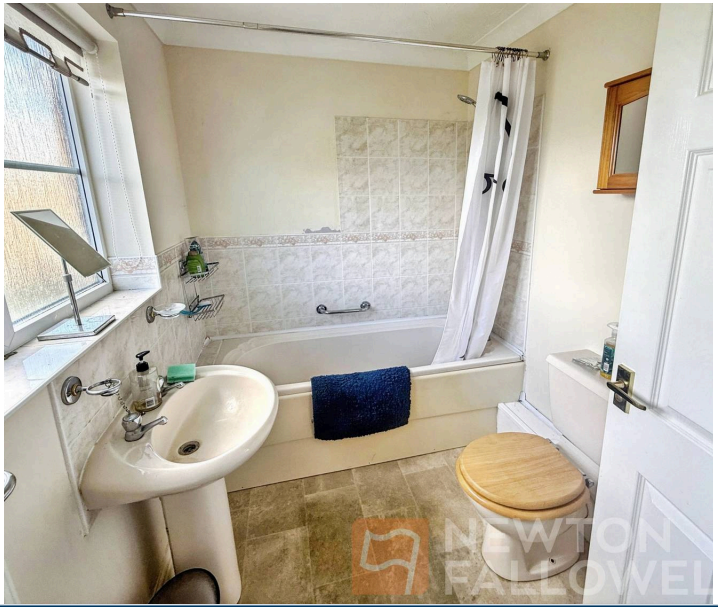












Entrance Hall

Lounge
16' 5" x 14' 3" (5.00m x 4.35m)

Kitchen Diner
16' 5" x 11' 2" (5.00m x 3.40m)

Utility Room
11' 2" x 5' 9" (3.40m x 1.75m)

WC
5' 9" x 2' 9" (1.75m x 0.85m)

Landing

Bedroom 1
14' 3" x 11' 2" (4.35m x 3.40m)

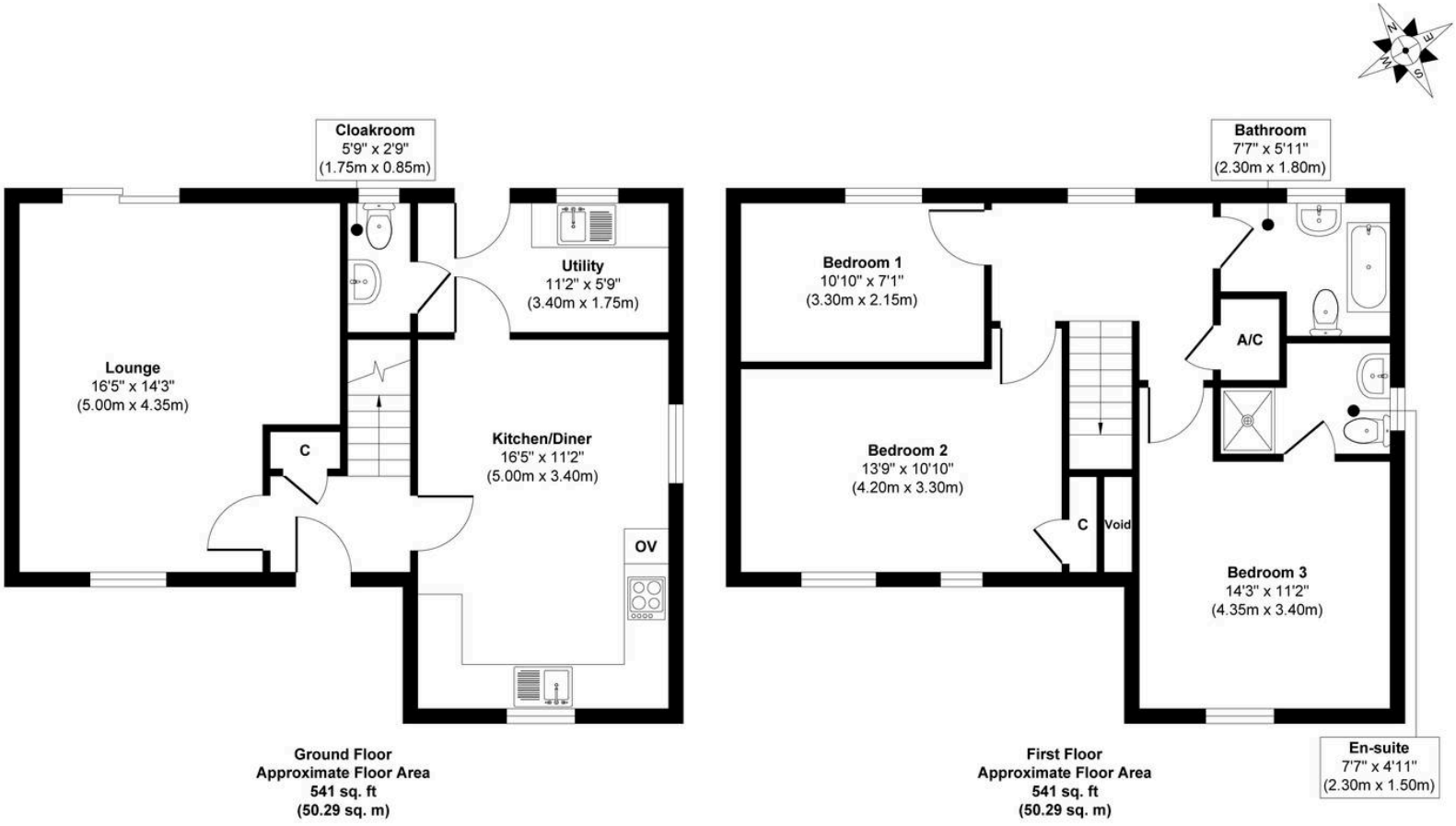
En-Suite
7' 7" x 4' 11" (2.30m x 1.50m)

Bedroom 2
13' 9" x 10' 10" (4.20m x 3.30m)

Bedroom 3
10' 10" x 7' 1" (3.30m x 2.15m)

Family Bathroom
7' 7" x 5' 11" (2.30m x 1.80m)

Garage



Approx. Gross Internal Floor Area 1082 sq. ft / 100.58 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Newton Fallowell Peterborough

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