



The Sidings, Long Sutton Spalding PE12 9FA

welcome to

The Sidings, Long Sutton Spalding

IDEAL FOR THOSE LOOKING TO DOWNSIZE. This Two double bedroom detached bungalow has a GOOD SIZED PLOT. Lounge, REFITTED KITCHEN DINER & utility. Family bathroom & Shower room. Off road parking, SINGLE GARAGE & fully enclosed rear garden. Walking distance town. CALL NOW TO VIEW.



Entrance Hall

having built in airing cupboard with radiator.

Lounge

12' 9" x 12' 9" (3.89m x 3.89m)

having feature fireplace with inset electric fire.

Kitchen

14' 2" x 12' (4.32m x 3.66m)

having range of units at wall and base level with single bowl sink. Integrated fridge, integrated electric oven, grill, 4 ring induction hob and extractor.

Utility Room

6' 5" x 6' (1.96m x 1.83m)

having space for washing machine and fridge freezer.

Side Porch

9' 8" x 2' 7" (2.95m x 0.79m)

having door to utility and door to garden.

Shower Room

4' 1" x 9' 6" (1.24m x 2.90m)

having shower cubicle with electric shower, low level WC and pedestal wash hand basin. Shaver point and extractor.

Bedroom 1

10' 9" x 11' 9" (3.28m x 3.58m)

having range of built in wardrobes.

Bedroom 2

10' 9" x 9' 1" (3.28m x 2.77m)

having sliding door to conservatory.

Conservatory

11' 1" x 8' 2" (3.38m x 2.49m)

having french doors to garden, with ceiling light and fan.

Bathroom

5' 6" x 6' 2" (1.68m x 1.88m)

having bath with shower attachment, low level WC and pedestal wash hand basin. Heated towel rail and

tilled walls.

Outside

the property is set back behind a block paved drive way offering off road parking. The attractive rear garden is easy maintenance with paved patio seating area, shrubs and plants to borders. Timber garden shed.

Garage

15' 5" x 8' 11" (4.70m x 2.72m)

having up and over door with power and light. Window to side, water softener, space for tumble dryer.



view this property online williamhbrown.co.uk/Property/LST107282



welcome to

The Sidings, Long Sutton Spalding

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- LOUNGE & REFITTED KITCHEN DINER
- FAMILY BATHROOM & SHOWER ROOM
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED LOW MAINTENANCE GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£255,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/LST107282



Property Ref:
LST107282 - 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.



william h brown



01406 363224



longsutton@williambrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williambrown.co.uk