



**73 Garnsgate Road, Long Sutton Spalding PE12 9BU**

**welcome to**

**73 Garnsgate Road, Long Sutton Spalding**

Attractive Bungalow in non estate location with views over farmland to the rear, within walking distance of town offering local amenities, Co- op and doctors. The flexible accommodation is ideal for family and friends to visit with ample off road parking.



**Entrance Hall**

having airing cupboard.

**Lounge**

21' 8" x 12' 10" ( 6.60m x 3.91m )

having attractive fireplace with inset gas fire. French doors leading to the conservatory.

**Conservatory**

20' 11" x 18' 9" ( 6.38m x 5.71m )

being of brick and UPVC construction with log burner and french doors leading to the driveway.

**Dining Room/ Bedroom 4**

13' x 8' 4" ( 3.96m x 2.54m )

having french doors to conservatory.

**Kitchen/Breakfast Room**

12' 10" x 15' 9" ( 3.91m x 4.80m )

having range of units at wall and base level, worktops with stainless steel sink and drainer. Built-in double oven with extractor over.

**Utility Room**

6' 2" x 8' 9" ( 1.88m x 2.67m )

having range of units, space for washing machine and wall mounted boiler.

**Lean To Conservatory/Utility**

11' 4" x 6' 2" ( 3.45m x 1.88m )

being of brick and UPVC construction.

**Bedroom 1**

16' 7" x 12' ( 5.05m x 3.66m )

having bay window to front.

**En-Suite**

having shower cubicle, low level WC and wash hand basin set into vanity unit.

**Bedroom 2**

11' x 10' 6" ( 3.35m x 3.20m )

**Bedroom 3**

11' 3" x 8' 4" ( 3.43m x 2.54m )

**Bathroom**

having corner bath, low level WC and wash hand basin inset into a vanity unit.

**Double Garage**

17' 8" x 17' 11" ( 5.38m x 5.46m )

having electric doors, power and light.

**Outside**

the property is set back behind a low level wall and iron gates, giving access to a block paved driveway offering off road parking for several cars. The enclosed rear garden is laid to lawn and a patio area.



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welcome to

## 73 Garnsgate Road, Long Sutton Spalding

- SPACIOUS DETACHED BUNGALOW IN SOUGHT AFTER LOCATION WITH DOUBLE GARAGE & AMPLE OFF ROAD PARKING
- GOOD SIZED LOUNGE WITH FRENCH DOORS LEADING TO THE CONSERVATORY
- FOUR BEDROOMS WITH BEDROOM FOUR CURRENTLY BEING USED AS A DINING ROOM
- FAMILY BATHROOM & EN-SUITE TO MASTER
- WALKING DISTANCE OF TOWN

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

**£440,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107457 - 0002

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