



Cindy Ville Daniels Gate, Long Sutton Spalding PE12 9DT

welcome to

Cindy Ville Daniels Gate, Long Sutton Spalding

Situated in a sought after location within the popular market town of Long Sutton, this detached house is in need of some updating. Within easy walking distance of a wide range of local amenities, including shops, schools, cafes and other everyday conveniences. Being sold with NO CHAIN



**Entrance Porch
Lounge / Diner**

24' 4" x 12' 4" (7.42m x 3.76m)

having attractive fireplace with inset fire.

Kitchen

11' 4" x 8' 5" (3.45m x 2.57m)

having range of units at wall and base level, integrated oven and hob with extractor over. Space for washing machine. Understair storage cupboard. Door to utility room.

Utility / Sun Room

10' 8" x 7' 7" (3.25m x 2.31m)

having base unit with work surface over, space for tumble dryer and fridge/freezer. Door to rear.

Landing

having loft access.

Bedroom 1

12' x 10' 11" (3.66m x 3.33m)

Bedroom 2

11' 9" x 10' 11" (3.58m x 3.33m)

having airing cupboard.

Bedroom 3

8' 10" x 7' 5" (2.69m x 2.26m)

Bathroom

having bath with shower over, low level WC and wash hand basin.

Garage

7' 7" x 16' 7" (2.31m x 5.05m)

having up and over door, power and light.

Outside

the property sits back behind a good sized gravel driveway offering ample off road parking. The rear garden is laid to lawn with shrubs to borders. Summer house, greenhouse and a shed.

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.



view this property online williamhbbrown.co.uk/Property/LST107596



welcome to

Cindy Ville Daniels Gate, Long Sutton Spalding

- DETACHED FAMILY HOME WITHIN WALKING DISTANCE OF TOWN BEING SOLD WITH NO CHAIN
- GOOD SIZED LOUNGE
- KITCHEN LEADING TO UTILITY ROOM
- THREE BEDROOMS
- GARAGE, AMPLE OFF ROAD PARKING AND ENCLOSED REAR GARDEN

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

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107596



Property Ref:
LST107596 - 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@williamhbrown.co.uk



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



williamhbrown.co.uk