Windsor Gardens,Long Sutton Spalding PE12 9DY

william
h brown

welcome to

Windsor Gardens,Long Sutton Spalding

Detached Bungalow set within a popular location with the town centre a short walk away. The property is ideal for those who are looking for a quieter way of life all you need to do is unpack your boxes and enjoy your new home and the surrounding area.

Entrance Hall
having UPVC Door to side, loft access and airing cupboard.

Lounge
12' 9" x 12' 9" (3.89m x 3.89m)
having attractive fireplace surround.

Kitchen/Diner
8' 6" x 14' (2.59m x 4.27m)
having range of units at wall and base level, worksurfaces with inset stainless steel sink, tiled splashbacks. Built in Cooker with Electric hob with Cooker hood over.

Utility Room
7' 4" x 8' 3" (2.24m x 2.51m)
Bedroom 1
11' 8" x 10' 8" (3.56m x 3.25m)
Bedroom 2
9' 8" x 10' 9" (2.95m x 3.28m)
Bathroom
having bath, low level WC and wash hand basin. Partly tiled walls, heated towel rail and window to rear.

Garage
16' 3" x 8' 10" (4.95m x 2.69m)
having up and over door, power and light.

Outside
the property is set behind a small foregarden, with off road parking for several cars. The enclosed rear garden is laid to lawn, mature shrubs to borders and a graveled seating area.

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.

welcome to

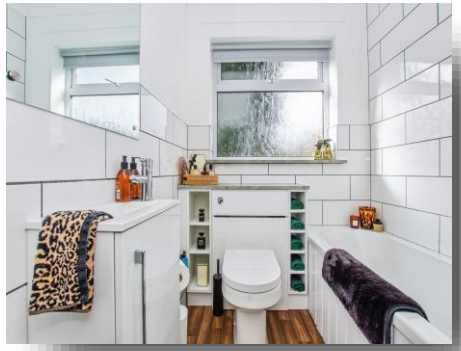
Windsor Gardens, Long Sutton Spalding

- DETACHED TWO BEDROOM BUNGALOW WITHIN WALKING DISTANCE OF TOWN
- KITCHEN, LOUNGE AND UTILITY ROOM
- GARAGE AND ENCLOSED REAR GARDEN
- MODERN FAMILY BATHROOM
- LOCAL AMENITIES, DOCTORS AND CAFES

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

offers over

£220,000



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LST107384 - 0006

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.

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