



**West Street, Long Sutton Spalding PE12 9BN**

**welcome to**

**West Street, Long Sutton Spalding**

IDEAL INVESTOR OF FIRST TIME BUYER PROPERTY. This 2 bedroom terrace is situated in the centre of Long Sutton which offers a range of amenities, cafes and pubs. With 2 reception rooms and both a family bathroom and downstairs cloakroom.



**Lounge**

11' 6" x 15' 2" ( 3.51m x 4.62m )  
having bay window.

**Dining Room**

11' 6" x 12' 4" ( 3.51m x 3.76m )  
having stairs to first floor.

**Kitchen**

6' 11" x 10' 8" ( 2.11m x 3.25m )  
having range of units at base and wall level. Inset  
stainless steel sink, space for cooker and dishwasher.  
Door giving access to rear.

**Cloakroom/Utility**

6' 11" x 4' 2" ( 2.11m x 1.27m )  
having low level WC, wash hand basin and boiler.

**Bedroom 1**

13' x 11' 6" ( 3.96m x 3.51m )

**Bedroom 2**

8' 2" x 12' 6" ( 2.49m x 3.81m )

**Bathroom**

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

**Outside**

To the front is a low level wall with wrought iron  
handgate giving access to small foregarden. The  
rear garden is laid to lawn.



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## West Street, Long Sutton Spalding

- IDEAL INVESTOR OR FIRST TIME BUYER PROPERTY
- MID TERRACE HOUSE IN TOWN CENTRE LOCATION
- TWO BEDROOMS
- FAMILY BATHROOM AND CLOAKROOM
- LOUNGE AND SEPARATE DINING ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107433 - 0004

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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](mailto:longsutton@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**