



Sturton Way, Long Sutton Spalding PE12 9BZ

welcome to

Sturton Way,Long Sutton Spalding

Detached bungalow in sought after location with the town a short distance away. Long Sutton is a pretty market town with a popular Friday market, local shops and cafes. The larger towns of Kings Lynn and Spalding are a short bus journey away. Call the team today to view.



Lounge

14' 11" x 11' 10" (4.55m x 3.61m)

having fireplace with air conditioner unit.

Kitchen

10' 11" x 10' 4" (3.33m x 3.15m)

having range of units at wall and base level,
worktops with inset sink. Integrated oven and gas
hob.

Utility Room

5' 5" x 10' 5" (1.65m x 3.17m)

having space for appliances and door leading to
outside.

Wc

having low level WC.

Bedroom 1

11' 11" x 12' 6" (3.63m x 3.81m)

having air conditioning unit.

Bedroom 2

11' 11" x 8' 5" (3.63m x 2.57m)

Bedroom 3

10' 11" x 9' 11" (3.33m x 3.02m)

Bathroom

having bath with separate shower cubicle, low level
WC and wash hand basin. Heated towel rail and
extractor.

Garage

16' 5" x 8' 4" (5.00m x 2.54m)

having up and over door, power and light.

Outside

the property sits back behind a small foregarden
with a gravel driveway leading to the garage. The
rear garden is enclosed by fencing with lawn and
fruit trees.



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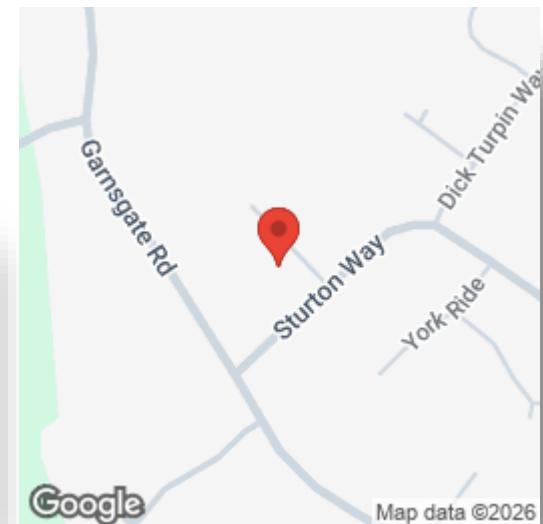
- DETACHED BUNGALOW IN POPULAR LOCATION
- THREE BEDROOMS & FOUR PIECE SUITE
- LOUNGE, KITCHEN & UTILITY
- GARAGE & GARDEN
- CLOSE TO THE TOWN AND REGULAR BUS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers over

£260,000



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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.



Property Ref:
LST107342 - 0006

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