Park Lane,Long Sutton Spalding PE12 9DH

william
h brown

welcome to

Park Lane,Long Sutton Spalding

This Detached Bungalow is tucked away down a private driveway. Situated in the pretty market town of Long Sutton which offers local amenities, doctors, cafes and still has a popular Friday Market. If you fancy a day out the regular bus service will take you to Kings Lynn, Spalding or Holbeach

Lounge
18' 3" x 12' (5.56m x 3.66m)
Kitchen
13' 11" x 10' 10" (4.24m x 3.30m)
having range of units at wall and base level, worktops with stainless steel sink with chef style tap and tiled splashbacks. Breakfast Bar, space for range style master cooker.

Utility Room
6' 4" x 4' 5" (1.93m x 1.35m)
having space for washing machine, tumble drier and dishwasher.

Conservatory
13' x 6' 5" (3.96m x 1.96m)
being of brick and UPVC construction.

Cloakroom
having low level WC and wash hand basin inset into vanity unit with storage cupboards.

Bedroom 1
14' 1" x 12' (4.29m x 3.66m)
Bedroom 2/Dining Room
14' 11" x 7' (4.55m x 2.13m)
Bathroom
having corner bath, shower, low level WC, wash hand basin inset into vanity unit with storage cupboards and bidet.

Garage
18' 1" x 8' 6" (5.51m x 2.59m)
having up and over door.

Outside
the property is approached over a private driveway offering Off Road Parking for several cars. The rear garden is laid to lawn having a shed with electric and light. There is parking entrance from the front and the rear of the property.

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

Park Lane, Long Sutton Spalding

- DETACHED BUNGALOW SITUATED DOWN A PRIVATE DRIVE. BEING SOLD WITH NO CHAIN
- TWO DOUBLE BEDROOMS
- GOOD SIZED LOUNGE AND CONSERVATORY
- FAMILY BATHROOM WITH BOTH BATH AND SEPARATE SHOWER CUBICLE & CLOAKROOM
- GOOD SIZED OFF ROAD PARKING AND GARAGE

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

£220,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107635

The Property Ombudsman

Property Ref:
LST107635 - 0011

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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