



Fen Horizon Way, Long Sutton Spalding PE12 9ZH



welcome to

Fen Horizon Way, Long Sutton Spalding

- PRICE REPRESENTS 75% SHARE
- PLOT 48 - CHERRY
- THREE BED DETACHED HOUSE WITH DRIVEWAY & GARDEN
- LOUNGE & KITCHEN /DINER
- EN-SUITE TO MASTER BEDROOM & FAMILY BATHROOM

Tenure: Leasehold EPC Rating: Exempt
Council Tax Band: Deleted Service Charge: 5.22
Ground Rent: 140.36

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 May 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£183,750



Entrance Hallway

Lounge

10' 4" x 19' 9" (3.15m x 6.02m)

Kitchen/Diner

8' 5" x 19' 9" (2.57m x 6.02m)

Utility Room

Cloakroom

Bedroom 1

12' 1" x 10' 5" (3.68m x 3.17m)

En-Suite

Bedroom 2

10' 5" x 11' 5" (3.17m x 3.48m)

Bedroom 3

8' 9" x 7' 3" (2.67m x 2.21m)

Bathroom

Outside



Agents Notes

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 williamhbrown.co.uk/Property/LST107601



Property Ref:
LST107601 - 0003

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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