



**Queensway, Long Sutton Spalding PE12 9DW**



**welcome to**

## **Queensway, Long Sutton Spalding**

A well positioned semi detached home situated in the popular market town of Long Sutton, offering convenient access to a range of local amenities, cafes, pubs, primary and a secondary school. Long Sutton has excellent road links to the larger towns of Kings Lynn and Spalding ideal for commuting.



### **Lounge**

19' 1" x 12' 9" ( 5.82m x 3.89m )

### **Kitchen/Diner**

11' 11" x 13' 8" ( 3.63m x 4.17m )

having units at wall and base level, worktops with inset sink. Built-in oven with extractor over. Space for fridge/freezer, dishwasher and washing machine. Having door to lean-to.

### **Sun Room**

12' 4" x 6' 2" ( 3.76m x 1.88m )

having outside toilet and wash hand basin.

### **Landing**

having loft access.

### **Bedroom 1**

12' 9" x 10' ( 3.89m x 3.05m )

### **Bedroom 2**

12' 10" x 8' 10" ( 3.91m x 2.69m )

having built-in cupboard.

### **Bedroom 3**

9' 11" x 8' ( 3.02m x 2.44m )

### **Bathroom**

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

### **Outside**

the property sits back behind an extensive parking area giving parking for several vehicles. The enclosed garden is laid lawn with slabs and a garden shed.

### **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.



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welcome to

## Queensway, Long Sutton Spalding

- SEMI DETACHED HOUSE WITHIN WALKING DISTANCE OF TOWN
- LOUNGE & KITCHEN/DINER
- THREE BEDROOMS
- BATHROOM WITH BOTH BATH AND SEPARATE SHOWER
- AMPLE OFF ROAD PARKING & ENCLOSED GARDEN

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107549 - 0009

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