



Woodlands, Long Sutton Spalding PE12 9LY

welcome to

Woodlands, Long Sutton Spalding

This recently renovated bungalow is ready for the new owners to unpack and enjoy their new home. Situated in a popular cul de sac location within walking distance of the town. The modern kitchen has all the modern appliances you will need. With a bright lounge overlooking the enclosed rear garden.



Entrance Hall

having loft access.

Lounge

12' 8" x 10' 8" (3.86m x 3.25m)

having attractive fireplace with log burner. French door to rear.

Kitchen

9' 8" x 8' 4" (2.95m x 2.54m)

having range of units at wall and base level, worksurface with inset sink. built-in oven with extractor over. Door to rear.

Bedroom 1

11' 9" x 9' 9" (3.58m x 2.97m)

Bedroom 2

8' 2" x 7' 5" (2.49m x 2.26m)

Bathroom

having bath, shower cubicle, low level WC and wash hand basin inset into vanity unit. Heated towel rail.

Garage

having power and light. Boiler.

Outside

the property is set back behind a gravel driveway offering off road parking for several cars. The enclosed rear garden is laid to lawn with a patio area.

Agent 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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Woodlands, Long Sutton Spalding

- DETACHED TWO BEDROOM BUNGALOW WITHIN WALKING DISTANCE OF TOWN
- COMPLETELY RENOVATED BY THE CURRENT OWNERS
- LOUNGE WITH FRENCH DOORS TO THE GARDEN
- MODERN KITCHEN, BATHROOM WITH BOTH BATH & SEPARATE SHOWER CUBICLE
- LOCAL AMENITIES, DOCTORS, CAFES AND A FRIDAY MARKET

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

offers over
£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107665 - 0007

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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