Dick Turpin Way,Long Sutton Spalding PE12 9EP

william
h brown

welcome to

Dick Turpin Way,Long Sutton Spalding

Two bedroom detached bungalow, Sought after location within walking distance of amenities. Lounge with separate utility room. Conservatory overlooking the low maintenance garden. Garage and off road parking. AVAILABLE WITH NO CHAIN

Porch

Lounge
15' 8" x 11' 8" (4.78m x 3.56m)
having fireplace with inset fire.

Kitchen
11' 8" x 9' 5" (3.56m x 2.87m)
having range units at wall and base level, worktops with inset sink. Built-in oven with electric hob.

Utility Room
8' 3" x 6' 4" (2.51m x 1.93m)
having worktops with from beneath for white goods. Door leading outside.

Conservatory
9' 8" x 8' 10" (2.95m x 2.69m)
being of brick an UPVC construction.

Bedroom 1
11' 6" x 11' 5" (3.51m x 3.48m)

Bedroom 2
10' 8" x 9' 7" (3.25m x 2.92m)
having french doors to conservatory.

Bathroom
having bath, low level WC and wash hand basin.

Garage
15' 11" x 8' 10" (4.85m x 2.69m)
having up and over door.

Outside
the property is set back behind a block paved driveway offering off road parking. The low maintenance rear garden is laid to gravel and a patio area.

Agents Note
"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."

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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- DETACHED BUNGALOW IN POPUALR LOCATION
- TWO BEDROOMS WITH CONSERVATORY OFF BEDROOM TWO
- KITCHEN & UTILITY ROOM
- GARAGE WITH OFF ROAD PARKING FOR 2 CARS
- NO CHAIN

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

£190,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107344

The Property Ombudsman

Property Ref:
LST107344 - 0005

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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