



Trafalgar Square, Long Sutton SPALDING PE12 9HB

welcome to

Trafalgar Square, Long Sutton SPALDING

A well Presented semi detached house situated within walking distance of Long Sutton's popular Friday Market, local amenities, cafes, pubs and well regarded schools. Offering spacious accommodation, this property is an ideal family home, perfectly positioned for convenient town living.



Entrance Hall

Lounge

13' x 11' 8" (3.96m x 3.56m)

having attractive fireplace with surround. Bay window to front.

Dining Room

15' 5" x 13' (4.70m x 3.96m)

having french doors leading to the lounge.

Understair cupboard.

Kitchen

12' 3" x 7' 11" (3.73m x 2.41m)

having range of units at base level with worktops and inset stainless steel sink. Free standing cooker, space and plumbing for washing machine.

Utility Room

11' 2" x 7' 2" (3.40m x 2.18m)

Landing

having loft access.

Bedroom 1

13' x 8' 11" (3.96m x 2.72m)

Bedroom 2

13' x 9' 6" (3.96m x 2.90m)

Bedroom 3

9' 6" x 6' (2.90m x 1.83m)

Bathroom

having bath, double shower cubicle, low level WC and wash hand basin. Built in cupboard housing boiler.

Outside

the property is set back behind a low level brick wall with pathway leading to front door. Timber hand gate giving access to the enclosed rear garden which is laid to lawn with a concrete seating area and 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

Trafalgar Square, Long Sutton SPALDING

- SEMI DETACHED HOUSE IN TOWN CENTRE LOCATION
- LOUNGE WITH DOORS LEADING TO DINING ROOM
- THREE BEDROOMS
- SPACIOUS BATHROOM WITH BOTH BATH AND SHOWER CUBICLE
- MODERN KITCHEN

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

offers over
£210,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107815



Property Ref:
LST107815 - 0004

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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