



Market Street, Long Sutton SPALDING PE12 9DD

welcome to

Market Street, Long Sutton SPALDING

This spacious family home is situated in the popular market town of Long Sutton which offers local amenities, well respected schools and a Friday Market. The accommodation would allow both family and individual activities. Call the team today to book your viewing.



Entrance Hall

Lounge

24' 8" x 13' 2" (7.52m x 4.01m)

having attractive fireplace with surround. French doors leading to a patio area.

Kitchen

11' 8" x 11' 7" (3.56m x 3.53m)

having units at wall and base level, worktops with inset sink. Eye level oven, gas hob with extractor over. Space for dishwasher, washing machine and tumble drier.

Dining Room

13' 3" x 11' 11" (4.04m x 3.63m)

Landing

having feature stained glass window and loft access.

Bedroom 1

12' x 11' 8" (3.66m x 3.56m)

En-Suite

having shower cubicle, low level WC and wash hand basin.

Bedroom 2

14' x 12' 2" (4.27m x 3.71m)

Bedroom 3

11' 11" x 11' 8" (3.63m x 3.56m)

Bedroom 4

8' 10" x 7' 9" (2.69m x 2.36m)

Bathroom

having corner bath, shower cubicle, low level WC and wash hand basin.

Outside

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



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welcome to

Market Street, Long Sutton SPALDING

- DETACHED FAMILY HOME IN THE CENTRE OF LONG SUTTON
- GOOD SIZED ACCOMMODATION
- FOUR BEDROOMS
- FAMILY BATHROOM WITH BOTH BATH & SHOWER CUBICLE
- AMPLE OFF ROAD PARKING & ENCLOSED GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107565 - 0002

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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