



The Chalet Hospital Drove, Long Sutton Spalding PE12 9EL

welcome to

The Chalet Hospital Drove, Long Sutton Spalding

This Family Home has spacious accommodation ideal for both family activities and entertaining friends. Situated on 1/3 Acre ideal for someone looking for the good life. Situated on the edge of Long Sutton with great road links to the larger towns. CALL THE TEAM TODAY TO BOOK YOUR VIEWING



Lounge

10' 11" x 17' 8" (3.33m x 5.38m)
having attractive fireplace with window to front.

Snug

8' 3" x 17' 6" (2.51m x 5.33m)
having window to front.

Conservatory

10' 2" x 15' 7" (3.10m x 4.75m)
being of brick and UPVC construction with ceiling fan
and door to Snug.

Conservatory

12' 3" x 12' 10" (3.73m x 3.91m)
being of glass construction with ceiling fan.

Downstairs Shower Room

having shower, low level WC and wash hand basin.

Kitchen/Diner

20' 3" x 10' 3" (6.17m x 3.12m)
having range of units at wall and base level, work
tops with inset sink. Space for cooker, American
fridge/freezer and dishwasher. Window to rear.

Utility Room

10' x 7' 11" (3.05m x 2.41m)
having units at base level, space for washing machine
and tumble Drier. Door and window to rear.

Bedroom 1

21' 5" x 7' 11" (6.53m x 2.41m)
having built-in wardrobe and airing cupboard.

Bedroom 2

10' 8" x 13' 6" (3.25m x 4.11m)
having window to front.

Bedroom 3

10' 1" x 11' (3.07m x 3.35m)
having window to front.

Bathroom

having bath, low level WC and vanity unit. Heated

towel rail, window to side.

Double Garage

27' 7" x 20' 4" (8.41m x 6.20m)
having two electric roller doors. door and window to
side.

Outside

the property sits back behind a block paved driveway
with parking for multiple vehicles. The good sized
rear garden is laid to lawn with patio area.

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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The Chalet Hospital Drove, Long Sutton Spalding

- SPACIOUS CHALET BUNGALOW ON THE OUTSKIRTS OF TOWN
- SITUATED ON A PLOT OF 1/3 ACRE (STS)
- TWO CONSERVATORIES AND FAMILY SNUG
- GOOD SIZED KITCHEN/DINER
- DOUBLE GARAGE WITH OFF ROAD PARKING FOR MULTIPLE VEHICLES

Tenure: Freehold EPC Rating: F
Council Tax Band: C

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST106682 - 0008

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk