



**Trafalgar Square, Long Sutton Spalding PE12 9HB**



**welcome to**

**Trafalgar Square, Long Sutton Spalding**

BURSTING WITH BOTH CHARACTER AND FEATURES. This Art Deco Style House mixes both character and modern living. Been improved by the current owners all of the work has been done so all you need to do is turn the key and relax. With spacious accommodation ideal for entertaining family and friends.



### **Entrance Hall**

having feature stained glass door to front, understairs cupboard. Stairs to first floor. Feature wall panelling to half height to walls.

### **Lounge**

18' 11" x 11' 11" ( 5.77m x 3.63m )  
having attractive fireplace with gas fire.

### **Kitchen**

11' 11" x 10' 4" ( 3.63m x 3.15m )  
having extensive range of units at wall and base level in dual colours, worksurface with inset sink and acrylic splashbacks. Built in eye level oven, central island, hob with pop up extractor and ceiling lights over. Designer radiator, laminate floor. In the dining area there are ceiling lights and Bi- fold doors leading to the Garden bringing the outside in. Further high level window to side.

### **Diner**

11' 6" x 8' 2" ( 3.51m x 2.49m )  
Open plan with the kitchen. esigner radiator, laminate floor. In the dining area there are ceiling lights and Bi- fold doors leading to the Garden bringing the outside in. Further high level window to side.

### **Office**

8' 2" x 6' ( 2.49m x 1.83m )  
having range of shelving.

### **Dining Room**

11' 11" x 10' 11" ( 3.63m x 3.33m )  
having attractive fireplace with gas fire.

### **Utility Room**

9' x 6' ( 2.74m x 1.83m )  
having patio doors to rear, space and plumbing for washing machine.

### **Cloakroom**

having low level WC and wash hand basin.

### **Landing**

having stairs from entrance hall continuing the feature wall panelling to half height. Airing cupboard and loft access. Feature archways leading to rooms.

### **Master Suite**

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

### **Walk In Wardrobe/Dressing Room**

6' 3" x 4' 8" ( 1.91m x 1.42m )  
having hanging rails and storage units.

### **En-Suite**

5' 3" x 4' 8" ( 1.60m x 1.42m )  
having Shower Cubicle, low level WC and wash hand basin, towel radiator. Fully tiled walls and floor.

### **Bedroom 2**

11' 11" x 10' 10" ( 3.63m x 3.30m )

### **Bedroom 3**

10' 5" x 8' 4" ( 3.17m x 2.54m )

### **Shower Room**

8' 2" x 6' ( 2.49m x 1.83m )  
have walk in shower, wash hand basin, fully tiled walls and floor.

### **Seperate Wc**

having low level WC and wash hand basin.

### **Outside**

the property sits back behind a foregarden with a range of mature trees and shrubs set behind a mid level brick wall with gated access to the driveway offering Off Road Parking leading to the single Garage. The front garden continues to the side. The rear garden is laid to lawn with established shrubs and bushes set within.

### **Garage**

17' 6" x 9' 1" ( 5.33m x 2.77m )



**view this property online** [williamhbrown.co.uk/Property/LST107625](http://williamhbrown.co.uk/Property/LST107625)



## Trafalgar Square, Long Sutton Spalding

- DETACHED CHARACTER HOUSE WITHIN WALKING DISTANCE OF TOWN
- THREE BEDROOMS WITH MASTER SUITE HAVING EN-SUITE AND DRESSING ROOM
- MODERN KITCHEN & DINING ROOM
- SPACIOUS ACCOMMODATION IDEAL FOR A GROWING FAMILY
- GARDEN TO FRONT AND REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £300,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LST107625](http://williamhbrown.co.uk/Property/LST107625)



Property Ref:  
LST107625 - 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.

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](mailto:longsutton@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**