



Lancaster Drive, Long Sutton Spalding PE12 9BD



welcome to

Lancaster Drive, Long Sutton Spalding

Three bedroom bungalow being sold with NO CHAIN. Situated in a sought after location within walking distance of Long Sutton which offers local amenities, cafes and a popular Friday Market. With a regular bus service to the larger towns of Kings Lynn and Spalding. Call today to book your viewing.



Entrance Porch
Entrance Hall

having loft access.

Lounge

15' 9" x 11' 3" (4.80m x 3.43m)
having electric fire inset into a wooden surround.

Kitchen

10' 8" x 10' 5" (3.25m x 3.17m)
having range of units at wall and base level,
worktops with inset sink. Space for free standing
cooker and fridge/freezer. Good sized pantry.

Utility Room

7' 6" x 5' 10" (2.29m x 1.78m)
having space for white goods and door to the rear
garden,

Claokroom

having low level WC and wash hand basin.

Bedroom 1

11' 11" x 12' 4" (3.63m x 3.76m)

Bedroom 2

9' 11" x 12' 3" (3.02m x 3.73m)

Bedroom 3

11' 7" x 10' 8" (3.53m x 3.25m)
having airing cupboard with combi boiler.

Bathroom

having bath, low level WC and wash hand basin.

Garage

15' 9" x 7' 6" (4.80m x 2.29m)
having up and over door, power and light.

Outside

the property sits behind a gravel front with
decorative shrubs and bushes. Driveway offering off
road parking leading to the garage. To the side of
the property is a grassed area which could offer
more parking. The rear garden is laid to lawn with 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."



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welcome to

Lancaster Drive, Long Sutton Spalding

- DETACHED BUNGALOW IN POPULAR LOCATION
- THREE BEDROOMS
- KITCHEN WITH GOOD SIZED PANTRY AND UTILITY ROOM
- FAMILY BATHROOM & CLOAKROOM
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107450 - 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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