



West Street, Long Sutton Spalding PE12 9BN

welcome to

West Street, Long Sutton Spalding

READY TO MOVE STRAIGHT IN! Two bedroom end terrace property, ideal for first-time buyers or investment property. Situated in the market town of Long Sutton which still has a popular Friday market. The well presented accommodation is ideal for entertaining family and friends. Call the team today!



Lounge

12' 2" x 10' 6" (3.71m x 3.20m)
having attractive fireplace.

Dining Room

10' 5" x 10' 3" (3.17m x 3.12m)
having understairs cupboard.

Kitchen

14' 2" x 14' 1" (4.32m x 4.29m)
having range of units at wall and base level, sink and drainer. Breakfast bar. Built-in oven with extractor over. Space for washing machine, tumble drier, fridge and freezer. Door to rear.

Utility Room

7' 3" x 6' 2" (2.21m x 1.88m)
having built-in cupboards, space for washing machine. Low level WC and wash hand basin.

Bedroom 1

10' 7" x 10' 5" (3.23m x 3.17m)
having built-in wardrobe/cupboard.

En-Suite

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

Bedroom 2

12' 2" x 10' 6" (3.71m x 3.20m)

Bathroom

having bath, low level WC and wash hand basin.

Outside

the property has off road parking to the side. The rear garden is enclosed with patio and decking area with two open covered seating areas perfect for alfresco dining and four sheds, one with power and lighting .

Agents Note

Please note 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

West Street, Long Sutton Spalding

- BEAUTIFULLY PRESENTED END TERRACE PROPERTY IN A PRETTY MARKET TOWN
- LOUNGE & SEPERATE DINING ROOM
- DOWNSTAIRS BATHROOM & EN-SUITE TO BEDROOM ONE
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING & ENCLOSED REAR GARDEN

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

offers over

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107762 - 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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