



Midsummer Gardens, Long Sutton Spalding PE12 9GF

welcome to

Midsummer Gardens, Long Sutton Spalding

Good sized two-bedroom detached bungalow situated in a quiet cul-de-sac within walking distance of Long Sutton. The accommodation comprises a lounge, kitchen/diner, two bedrooms and a family bathroom. Outside benefits from a detached garage, off-road parking and an enclosed rear garden.



Entrance Hall

having airing cupboard and loft access

Lounge

15' 11" x 11' 7" (4.85m x 3.53m)

Kitchen

14' 3" x 9' 10" (4.34m x 3.00m)

having range of units at wall and base, worktops with inset sink. Built-in oven, hob and extractor.

Undercounter space for fridge or freezer and for washing machine.

Bedroom 1

11' 8" x 10' 6" (3.56m x 3.20m)

Bedroom 2

11' x 10' 4" (3.35m x 3.15m)

Bathroom

having bath with overhead shower, low level WC and wash basin.

Garage

having electric garage door, power and light

Outside

the property sits back behind gravel drive offering off road parking for several cars. The rear garden is enclosed by fencing with shrub borders and a small 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.

Agents Note

It is our understanding that the Property is not registered at the Land Registry with the current owner. Your conveyancer will take the necessary steps and advise you accordingly



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Midsummer Gardens, Long Sutton Spalding

- TWO BEDROOM DETACHED BUNGALOW SITUATED IN POPULAR LOCATION
- SPACIOUS KITCHEN OVERLOOKING THE GARDEN
- DETACHED GARAGE AND AMPLE OFF ROAD PARKING
- WALKING DISTANCE OF SHOPS & DOCTORS
- REGULAR BUS SERVICE TO THE LARGER TOWNS

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

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST107757 - 0003

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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