

EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



104 Woodlands, Long Sutton PE12 9LZ

£149,950 Freehold

- Semi-Detached 2 Bedroom House
- UPVC Windows and Gas Central Heating
- Enclosed Gardens, Driveway and Garage
- Convenient Location
- No Onward Chain

This semi-detached house is situated in a pleasant location within Long Sutton, convenient for all local amenities. The property has a gas central heating system, UPVC windows, driveway, garage and established gardens.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION Part glazed front entrance door to:

ENTRANCE PORCH With inner door to:

LOUNGE 12' 5" x 16' 8" (3.79m x 5.09m) maximum UPVC window to the front elevation, radiator, ceiling light, staircase off.

DINING KITCHEN 13' 8" x 8' 9" (4.17m x 2.69m) Half glazed UPVC rear entrance door, UPVC rear window, range of fitted base cupboards and drawers, worktops, eye level wall cupboards, single drainer stainless steel sink unit, radiator, plumbing and space for washing machine,



understairs cupboard housing the fuse box.

From the side of the Lounge the staircase rises to;

FIRST FLOOR LANDING UPVC rear window, ceiling light, cupboard housing the modern Worcester gas fired combi boiler, doors arranged off to:

BEDROOM 1 15' 10" x 8' 6" (4.83m x 2.60m) plus door recess. Radiator, ceiling light, UPVC window to the front elevation.

BEDROOM 2 10' 0" x 8' 0" (3.06m x 2.45m) Radiator, ceiling light, UPVC window to the rear elevation.

BATHROOM 7' 6" x 5' 4" (2.30m x 1.65m) minimum plus large door recess. Panelled bath with shower over, wash hand basin, low level WC, partial wall tiling, UPVC rear window, radiator.

EXTERIOR Partly enclosed established gardens mainly laid to lawn, driveway to the rear with access to:

SINGLE GARAGE Up and over door.

DIRECTIONS From Spalding proceed in an easterly direction along the A151 to Holbeach. Proceed up to the A17 and continue in an easterly direction to the Gedney roundabout, taking the second exit and continuing into Long Sutton. Proceed straight through the centre of the town and then taking a left hand turning into Roman Bank, turn left into Woodlands and the property is situated on the right hand side.

AMENITIES Local primary and secondary schools, doctors surgery, variety of independent shops, Co-Operative supermarket etc within Long Sutton. The larger towns of Spalding, Wisbech and Kings Lynn are easily accessible by road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water, electricity and drainage.
Gas central heating.

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S12087

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.com
www.longstaff.com