



**Little London, Long Sutton Spalding PE12 9LE**



**welcome to**

**Little London, Long Sutton Spalding**

IDEAL FOR THOSE LOOKING TO DOWNSIZE, Two double bedroom detached bungalow within close proximity of Long Sutton. Lounge, KITCHEN WITH INTEGRATED APPLIANCES & utility. Family bathroom & EN-SUITE TO THE MASTER. Ample off road parking, SINGLE GARAGE & Fully Enclosed Rear Garden.



### **Entrance Hall**

Tiled floor, built-in airing cupboard and doors off to all main rooms

### **Lounge**

12' x 11' 11" ( 3.66m x 3.63m )

### **Kitchen**

14' 2" x 12' 10" ( 4.32m x 3.91m )

having a range of wall and base units, wood effect work surfaces and single bowl sink. Integrated electric oven, four ring induction hob, stainless steel extractor and dishwasher. Space for fridge freezer. Door to garden room and door to:

### **Pantry**

6' x 3' 6" ( 1.83m x 1.07m )

having fitted shelving, tiled floor and light

### **Sun Room**

8' x 6' ( 2.44m x 1.83m )

having tiled floor, door leading to garden and door to:

### **Utility**

6' x 5' 11" ( 1.83m x 1.80m )

having space for washing machine and tumble dryer. Tiled floor

### **Bedroom 1**

12' x 11' 8" ( 3.66m x 3.56m )

having laminate flooring and door to:

### **En-Suite**

having low level WC, pedestal sink and shower cubicle with thermostatic shower. Tiled floor, partly tiled walls, heated towel rail, extractor, shaving point and wall mounted gas boiler

### **Bedroom 2**

12' x 11' 11" ( 3.66m x 3.63m )

having Laminate flooring.

### **Bathroom**

having bath with shower over, low level WC and pedestal wash hand basin. Partly tiled walls, tiled

floor, shaving point, extractor and heated towel rail.

### **Garage**

9' 10" x 18' ( 3.00m x 5.49m )

concrete sectional building with double timber doors, power and lighting.

### **Outside**

To the front of the property there is a good sized gravel driveway providing ample off road parking. There is a small lawn to the right hand side of the drive and two side gates leading to the rear. Fully enclosed by timber fencing, the rear garden is spacious and in the majority laid to lawn. There is a circular patio seating area to the rear with a further paved area to the right hand side. Within the garden there is also a timber garden shed



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## Little London, Long Sutton Spalding

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- LOUNGE, KITCHEN & UTILITY
- FAMILY BATHROOM & EN-SUITE TO MASTER
- AMPLE OFF ROAD PARKING & SINGLE GARAGE
- CLOSE TO AMENITIES, DOCTORS AND CAFES

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107447 - 0002

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