



**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 the team 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

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107450 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01406 363224**



[longsutton@williamhbrown.co.uk](mailto:longsutton@williamhbrown.co.uk)



34 Market Place, Long Sutton, SPALDING,  
Lincolnshire, PE12 9JF



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**