



Offers in the region of £175,000 Freehold



11 Minster Court, Long Sutton, Lincolnshire, PE12 9GL

This neat 2-bedroom semi-detached property is set in a small cul-de-sac, within walking distance of the local town, schools and public transport links.

This property comprises a living room, fully-fitted kitchen/diner, downstairs cloakroom, two double bedrooms and a family bathroom. Outside is a well-kept fully enclosed garden, offering a large patio, lawned area and a children's play area. This property benefits from an off-road parking space for 1 vehicle and further space in the single garage.

Available with NO FORWARD CHAIN, this property is sure to appeal to first-time-buyers looking to take a step onto the property ladder. Arrange your viewing today!

The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The market is held every Friday in Market Square. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive. The smaller nearby town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

LONG SUTTON

Hallway

5'5" x 4'11" (1.67 x 1.50)
Coved ceiling. Part uPVC, part double-glazed privacy glass front door. Thermostat. Double power point. Radiator. Wooden flooring.

Living Room

14'2" x 11'0" (4.32 x 3.36)
Coved ceiling. Double aspect uPVC double-glazed sash windows to front and side. Access to understairs storage cupboard with power and lighting. Double power points. Radiator. Wood effect flooring.

Kitchen Diner

14'2" x 9'8" (4.34 x 2.95)
Coved ceiling. Inset ceiling light. Part uPVC, part double-glazed door to garden. uPVC double-glazed sash window to rear. Range of matching wall and base units with worktop over. Stainless steel 1 1/2 bowl sink with drainer and mixer tap over. Integrated 'Bosch' oven. 'Smeg' gas hob with extractor fan over. Integrated fridge and freezer. Space and plumbing for washing machine. 4 x double power point. 1 x single power point. Radiator. Tiled floor.

Downstairs Cloakroom

6'2" x 3'2" (1.90 x 0.99)
Coved ceiling. uPVC double-glazed privacy sash window to rear. Pedestal hand basin. Low-level WC. Part-tiled walls. Radiator. Tiled floor.

Landing

6'8" x 6'1" (max) (2.04 x 1.87 (max))
Coved ceiling. Loft access. Smoke alarm. Access to airing cupboard housing 'Ideal Logic' gas combi boiler and storage shelves.

Bedroom 1

14'3" x 12'2" (max) (4.35 x 3.71 (max))
Coved ceiling. Twin aspect uPVC double-glazed sash windows. Double power points. 2 x radiators.

Bedroom 2

9'2" (to wardrobe) x 7'8" (2.81 (to wardrobe) x 2.36)
Coved ceiling. uPVC double-glazed sash window to rear. Double power points. TV aerial socket. Radiator.

Bathroom

6'0" x 6'0" (1.85 x 1.83)
Coved ceiling. Inset ceiling lights. uPVC double-glazed privacy sash window to rear. Pedestal hand basin. Panelled bath with twin taps and mains-fed shower over. Low-level WC. Shaver socket. Fully tiled walls and floor. Radiator.

Garage

18'3" x 8'10" (5.57 x 2.70)
Single link-detached garage. 'up and over' garage door. Work bench. Power and lighting.

Outside

To the rear of the property is a well-kept, fully enclosed garden, which offers a large patio, a lawned area and an area ideal for a children's play area with soft playground covering. The garden further benefits from an outside tap and an outside light, with a pedestrian gate providing access to the front of the property. Additionally, there is a block-paved driveway providing space for 1 vehicle.

Council Tax

Council Tax Band A. For more information on Council Tax, please contact South Holland District Council on 01775 761161

Energy Performance Certificate

EPC Band C. If you would like to view the full EPC, please enquire at our Long Sutton office.

Material Infomation

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

Mobile Phone Signal

Broadband and mobile phone coverage can be checked using the following link – <https://www.ofcom.org.uk/phones-telecoms-and-internet/coverage>

Broadband Coverage

This postcode is deemed as very low risk of surface water flooding and low risk of flooding from rivers and the sea. For further information please use the following links -

www.gov.uk/check-long-term-flood-risk
www.gov.uk/request-flooding-history

Directions

From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359 for approximately 0.3 miles, Turn right into Minster Court, turn left shortly after to continue into the cul-de-sac, the property can then be found on the right-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday 9.00am to 5.30pm and Saturday 9.00am to 1.00pm.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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