

LONG SUTTON

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 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 challenging Golf Course along with the Sir Peter Scott Walk.

Outside, to the front of the property is an area laid to lawn, bordered by a mature hedge which extends along the front boundary and offers privacy. The block-paved driveway offers parking for 4 vehicles. From the driveway, a pedestrian gate provides access to the private and fully-enclosed rear garden with an extensive patio, as well as a lawned area with an established border, leading further to the vegetable patch. There is pedestrian access to the garage/workshop.

Upstairs are three double bedrooms, the master benefiting from fitted wardrobes and an en-suite shower room, as well as a contemporary family bathroom with a 4-piece suite.

The property offers spacious and flowing living accommodation downstairs, with a modern fitted kitchen, a bright and airy living room with dual-aspect windows and double doors to the dining room, as well as a utility room and cloakroom.

An immaculately presented, tastefully decorated 3-bedroom chalet-style house, located on the main bus route from Spalding-Kings Lynn and within easy reach of the A17.

The Pople, 2a Bridge Road, Long Sutton, Lincolnshire, PE12 9EF

Offers in the region of £275,000 Freehold



Entrance
Coved, textured ceiling. Ceiling light pendant. uPVC door with double-glazed privacy window and matching side panel to front. Tall radiator. 1 x single power-point. Laminate flooring with carpeted stairs to first floor.

Kitchen
15'1" (max) x 9'8" (4.62 (max) x 2.95)
Coved, textured ceiling. Inset ceiling lights. Heat detector. uPVC double-glazed window to front. Under-stair storage cupboard. Fitted range of matching wall and base units with worktop over and a coordinating splash back. 1 and 1/2 bowl ceramic sink and drainer with a stainless steel mixer tap. 'Lamona' ceramic hob with an integrated extractor hood over and a matching gloss splashback. 'Lamona' eye-level oven and grill. Space for a freestanding American-style fridge-freezer. Radiator. 3 x double power-points. 1 x single power-point. TV point. Tiled floor.

Utility Room
7'4" x 5'8" (2.24 x 1.75)
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to rear. Composite door with double-glazed privacy windows to side. Fitted base units with a worktop over and a tiled splashback. Ceramic sink and drainer with a stainless steel pot wash tap. Space and plumbing for a washing machine. Wall-mounted 'Ideal Independent C30' combi-boiler. Wall-mounted consumer unit. Tiled floor.

Living Room
21'4" x 11'0" (6.52 x 3.37)
Coved, textured ceiling. 2 x ceiling lights. Dual-aspect uPVC double-glazed windows to the front and rear. Feature marble fireplace with stepped hearth and inset coal-effect gas fire. 2 x radiators. 5 x double power-points. TV point. BT point. Laminate flooring.

Dining Room
9'9" x 9'6" (2.98 x 2.92)
Coved, textured ceiling. Ceiling light. uPVC double-glazed window to rear. Radiator. 2 x single power-points. Laminate flooring.

Cloakroom
5'10" x 3'6" (1.79 x 1.08)
Coved, textured ceiling. Ceiling light pendant. Extractor fan. Two-piece suite comprising a low-level WC and a vanity hand basin unit. Burglar alarm panel. Laminate flooring.

Landing
Coved, textured ceiling. Ceiling light pendant. Smoke detector. Loft hatch. 1 x single power-point. Carpet flooring.

Bedroom 1
15'1" (max) x 9'8" (max) (4.62 (max) x 2.97 (max))
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed dormer window to front. Extensive range of fitted wardrobes and a dressing table. Radiator. 2 x single power-points. 1 x double power-point. TV point. Carpet flooring.

En-Suite
6'4" x 5'10" (1.94 x 1.78)
Coved, textured ceiling. Ceiling light. Wooden-framed double-glazed velux window. Contemporary suite comprising a vanity unit housing a hand basin and low-level WC, and a corner shower cubicle with a 'Triton' electric shower. Heated towel radiator. Wall-mounted mirror with lights and integral shaving point. Fully-tiled walls. Extractor fan. Linoleum flooring.

Bedroom 2
11'0" x 10'7" (3.36 x 3.23)
Coved, textured ceiling. Ceiling light. Wooden-framed double-glazed velux window. Wall light. Radiator. 1 x double power-point. 1 x single power-point. TV point. BT point. Carpet flooring.

Bedroom 3
10'11" x 10'4" (3.34 x 3.17)
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed dormer window to front. Wall light. Radiator. 1 x double power-point. 1 x single power-point. TV point. BT point. Carpet flooring.

Bathroom
9'8" x 6'1" (2.96 x 1.87)
Coved, textured ceiling. Ceiling light. uPVC double-glazed privacy window to rear. Contemporary 4-piece suite comprising a vanity unit housing a hand basin and low-level WC, and a corner shower cubicle with a mains-fed shower, and a bath with stainless steel mixer tap. Heated towel radiator. Wall-mounted mirror with lights and integral shaving point. Fully-tiled walls. Linoleum flooring.

Garage/Workshop
18'0" x 12'1" (5.50 x 3.69)
Currently utilised as a workshop/store, but with an up-and-over garage door still in-situ offering an easy return to its original use. Pedestrian door and window to garden. 2 x strip lights. Power-points.

Outside
To the front of the property is an area laid to lawn, bordered by a mature hedge which extends along the front boundary and offers privacy. The block-paved driveway offers parking for 4 vehicles. A path leads to the open porch, which comprises low-level brick walling with two pillars and a large storm porch over, under which are two outside lights.

A pedestrian gate from the driveway provides access to the fully-enclosed rear garden. An extensive patio area provides the ideal entertaining/relaxing space. The small lawned area is bordered by established shrubs and bushes, and leads around to the side of the property where there is a vegetable patch. The garden benefits from security lighting and an outside tap.

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

Energy Performance Certificate
EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

Material Information
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
Mobile phone signal coverage can be checked using the following links –

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

<https://www.signalchecker.co.uk/>

Broadband Coverage
Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk
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 -

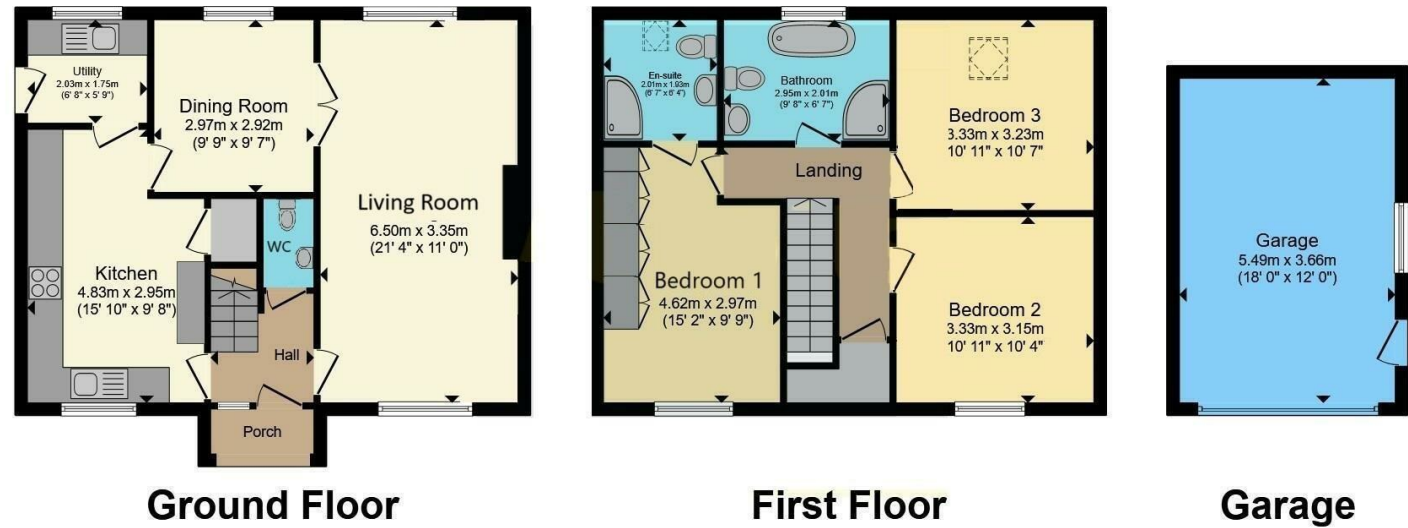
www.gov.uk/check-long-term-flood-risk

www.gov.uk/request-flooding-history

Directions
From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359 for 0.6 miles. Continue onto Bridge Road, where the property is located 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 5:00pm. Saturday: 9:00am - 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



Total floor area 129.1 sq.m. (1,390 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.