



LONG SUTTON

Don't miss out on the opportunity to own this lovely property in a desirable location, and 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, Frommongers, 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.

Welcome to this charming 2-bedroom detached bungalow located in the sought-after area of The Sidings, Long Sutton. Offered with NO FORWARD CHAIN, and with its neat and tidy appearance internally, and a pretty low-maintenance garden outside, this home is sure to appeal to those looking for a property that is move-in ready. Whether you're relaxing in the lovely living room or unwinding in one of the inviting bedrooms, this bungalow provides a warm and welcoming atmosphere. This delightful property boasts a cosy living room with an electric fire, two comfortable bedrooms, a fitted kitchen offering space for dining also, and a well-maintained bathroom with a bath and an electric shower overhead. Outside, is a fully-enclosed, low-maintenance rear garden, as well as a driveway providing off-road parking for 3/4 vehicles with further space in the single garage.

Situated in a popular residential location, this bungalow offers convenience and comfort. The property is perfect for those seeking a peaceful retreat still within walking distance of local shops and amenities.

29 The Sidings, Long Sutton, Lincolnshire, PE12 9FA



Offers in the region of £240,000 Freehold

Entrance Hall

Coved ceiling. Ceiling light pendant. Loft hatch. Smoke detector. uPVC double-glazed privacy door with uPVC double-glazed privacy side panel. Airing Cupboard housing hot water cylinder with shelving. Radiator. Double PowerPoint. BT point. Doorbell chime. Wood effect linoleum flooring.

Living Room

13'0" x 12'9" (3.98 x 3.89)
Coved textured ceiling. Ceiling light. uPVC double-glazed privacy window to the front of the property, 2 x Wall lights. Electric coal-effect fire set on a marble hearth with marble surround and a wooden mantle. Radiator. TV point. 2 x double PowerPoints and 1 x single PowerPoint. Carpet flooring.

Kitchen/Breakfast Room

13'0" x 9'8" (3.98 x 2.95)
Coved, textured ceiling. Strip light. uPVC double-glazed window to the side and uPVC double-glazed window to the front of the property. uPVC double-glazed privacy door to the side. Fitted range of matching wall and base units with a worktop over and tiled splash back. Inset 1 and 1/2 bowl ceramic sink and drainer with a stainless steel mixer tap. 'Creda' oven and grill with a 'Creda' 4-burner gas hob. Wall-mounted 'Ideal' gas boiler. Space and plumbing for a washing machine and space for an under-counter fridge. Cupboard/Pantry with shelving and fuse board fitted inside. 1 x double PowerPoint and 1 x single PowerPoint. TV point. Linoleum flooring.

Bedroom 1

11'5" x 11'8" (3.49 x 3.58)
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. 2 x double PowerPoints. Single PowerPoint. TV point. Carpet flooring.

Bedroom 2

10'11" x 9'8" (3.35 x 2.97)
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. 2 x double PowerPoints. TV point. Carpet flooring.

Bathroom

5'4" x 6'11" (1.65 x 2.13)
Coved, textured ceiling. Ceiling light. Extractor fan. Part-tiled walls. uPVC double-glazed privacy window to the side. Three-piece suite comprising a low-level WC, a pedestal hand basin and a panel bath with a 'Heatstore' electric shower overhead. Radiator. Wall-mounted vanity unit. Shaving point. Linoleum flooring.

Garage

18'0" x 11'1" (5.49 x 3.39)
Single-linked garage with an up and over door, power and lighting, and pedestrian access to the garden.

Outside

To the rear of the property is a fully enclosed low-maintenance garden laid mostly with patio and stone with an established border of bushes. Wooden gates on either side of the property provide pedestrian access to the garden.

The front of the property is laid to stone and patio slabs with an established border of bushes. The driveway provides off-road parking for 3/4 vehicles, with further space in the garage.

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.

Council Tax

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

Energy Performance Certificate

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

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 a low risk of surface water flooding and a 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 north-west on High Street/B1359 and turn left onto Bull Lane. Take a slight left onto Trafalgar Square/B1390 and in 0.2miles turn right onto The Sidings. Turn left to stay on The Sidings and the bungalow 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 5:30pm. 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.



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.