



Offers in the region of £220,000 Freehold



### Cosy Cottage, 58 Station Road, Long Sutton, Lincolnshire, PE12 9BP

Feel instantly at home when you step inside this delightful 2-bedroom semi-detached 1850's cottage situated in Long Sutton and be wowed. The thoughtfully extended cottage is move-in ready, and offers the perfect blend of charm with modern comfort and convenience. Updated meticulously throughout, and with all relevant guarantees and certificates available, the ground floor boasts a spacious yet cosy living/dining room with French doors to the rear garden, a contemporary 'Wren' fitted kitchen/breakfast room with integrated appliances installed in 2021, and a separate utility room. The stylish bathroom with a 3-piece suite completes the offering downstairs. Outside, to the front of the property is a gated driveway laid to gravel providing off-road parking for several vehicles. There is a manicured lawn with an established border. The rear garden is mostly laid to a cared-for lawn with a well-maintained border. There is an area laid to patio, ideal for dining, and a summer house providing a lovely space for relaxing. At the side of the property is a large wooden storage shed and a further lean-to wooden storage shed.

This property must be seen in order to appreciate its presentation and inviting atmosphere. 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 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

LONG SUTTON



PLEASE NOTE

True to the character of the property, the staircase retains its original steep and narrow design.

Living/Dining Room

27'0" (max) x 12'11" (max) (8.25 (max) x 3.96 (max))  
Coved, textured ceiling. 3 x ceiling light pendants. Smoke detector. uPVC double-glazed bay window to the front. uPVC door with double-glazed privacy windows to the front. uPVC double-glazed French doors to the rear. Under-stair storage cupboard with light and 1 x double power-point. Cupboard housing consumer unit (installed in 2021). 2 x radiators. 8 x double power-points. BT point. TV point.

Kitchen/Breakfast Room

16'0" x 9'5" (4.89 x 2.89)  
Coved ceiling. Inset ceiling lights. uPVC double-glazed window to the side. uPVC double-glazed window to the rear. uPVC double-glazed door to the rear. Wooden framed window to the living/dining room. Installed in 2021, a fitted range of 'Wren' contemporary matching wall units with under-unit lighting and base units with a worktop over and a tiled splashback. 1 and 1/2 bowl stainless steel sink and drainer with a stainless steel pot-washer tap. Eye-level 'Bosch' oven and grill a 'Bosch' microwave, oven and grill. 'Bosch' ceramic induction hob with an integrated extractor over. Integrated slim-line 'Bosch' dishwasher. Integrated tall fridge. Radiator. 2 x double power-points and additional points for appliances. Karndene tile flooring.

Utility Room

8'7" x 5'8" (2.64 x 1.73)  
Inset ceiling lights. Fitted base units with a worktop over. Wall-mounted 'Glow-worm' combi boiler. Wall-mounted mirrored cupboard. Space and plumbing for a washing machine. Stackable space for a tumble dryer. Space for a tall freezer. Carbon Monoxide alarm. 4 x double power-points. Karndene tile flooring.

Bathroom

8'4" x 5'9" (2.55 x 1.77)  
Inset ceiling lights. uPVC double-glazed privacy window to the front. 3-piece suite comprising a low-level WC, a vanity basin unit with a mirrored cupboard over, and a panel bath with a stainless steel mixer tap with a shower head attachment and glass shower screen and a mains fed rainfall shower over. Fully-tiled walls. Heated towel rail. Extractor fan. Karndene tile flooring.

Landing

Coved, textured ceiling. Smoke detector. Carpet flooring.

Bedroom 1

11'8" (max) x 10'4" (to wardrobes) (3.56 (max) x 3.16 (to wardrobes))  
Coved, textured ceiling. Ceiling light. uPvc double-glazed window to the front. Fitted range of 'Sharps' wardrobes providing hanging space, shelving and drawers with an internal TV point and power-point. Coordinating 'Sharps' dressing table and bedside tables. Radiator. 3 x double power-points. Carpet flooring.

Bedroom 2

8'2" (to wardrobes) x 7'10" (2.51 (to wardrobes) x 2.41)  
Coved, textured ceiling. Ceiling light pendant. Loft hatch with fitted loft ladder providing access to the fully boarded loft with power and lighting. uPVC double-glazed window to rear. Fitted range of 'Sharps' wardrobes providing shelving and hanging space with coordinating side table. Radiator. 1 x double power-point. Carpet flooring.

Outside

To the front of the property is a gated driveway laid to gravel providing off-road parking for several vehicles. There is a manicured lawn with an established border. The front of the property benefits from a security light and 1 x double power-point.

At the side of the property is a large wooden storage shed with 2 x water butts and a further lean-to wooden storage shed. There is an area laid to patio. The side of the property also benefits from a security light and an outside tap.

The rear garden is mostly laid to a cared-for lawn with a well-maintained border. There is an area laid to patio, ideal for dining, with 2 x water butts making caring for the borders easier. The summer house with an additional 2 x water butts provides a quiet space for relaxing. The rear garden also benefits from a security light.

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.

Local Area

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 small Marina and a challenging Golf Course, along with the Sir Peter Scott Walk.

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

Services

Mains electric, water and private drainage are all understood to be installed at this property. The septic tank has recently been surveyed and the vendor is able to provide the buyers Solicitor with confirmation that it meets current regulations.

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](http://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 very 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](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://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. Continue onto Trafalgar Square/B1390 and onto Station 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 5:30pm. 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.