



Offers in the region of £249,500 Freehold



46 Market Street, Long Sutton, Lincolnshire, PE12 9DF

Nestled down a private driveway, is this individual and exceptionally spacious 2-bedroom semi-detached bungalow. Located in the heart of Long Sutton, this hidden gem is a peaceful retreat, whilst still being close to local amenities.

The bungalow offers a convenient entrance porch, off which is a bathroom with a 4-piece suite that caters for individual bathing/showering preferences. The fitted kitchen is open to the dining room with French doors onto the garden creating an ideal entertaining space, whilst the separate utility room provides space for storing your laundry/household essentials. The living room has an abundance of light streaming through the bay window and 2 further windows, with the multi-fuel burner serving as a real focal point and creating a cosy atmosphere. The master bedroom is bright and airy in presentation, again benefitting from a bay window, with a second double bedroom overlooking the garden being a dream for guests.

Externally, the large mature garden is situated at the side of the bungalow, and can be accessed via a pedestrian gate from the driveway, or through the doors from the dining room. A raised patio area, ideal for outside dining and entertaining, extends from the dining room, whilst the majority of the garden is otherwise laid to lawn with established trees and hedging. The greenhouse, with a raised bed close by, provides an opportunity to create a vegetable patch, with the wooden storage shed providing space for storing gardening tools/equipment etc. The cabin is a quiet space in which to enjoy a cup of tea whilst relaxing with a book, or could be converted to an outside bar for keen entertainers. With a brick-built workshop, store and outhouse, the bungalow is bound to appeal to a hobbyist/craftsperson. The car port provides undercover parking for 1 vehicle, with plenty of off-road parking for other vehicles.

Don't miss out on making this unique bungalow your own in which to create lasting memories.

LONG SUTTON

Porch
7'6" x 4'1" (2.30 x 1.26)
2 x uPVC double-glazed velux windows. Composite door with double-glazed leaded privacy window to the front. Wooden framed privacy door to the lobby. uPVC double-glazed window to the side. uPVC double-glazed window to the kitchen. Wall light. Radiator. Tile flooring.

Lobby
4'3" x 4'1" (1.30 x 1.26)
Sloped ceiling with inset light. uPVC double-glazed window to the side. Radiator. Double power-point. Laminate flooring. Wide opening to the kitchen.

Living Room
13'3" (max) x 12'10" (min) (4.04 (max) x 3.93 (min))
Ceiling light pendant. uPVC double-glazed bay window to the front. 2 x uPVC double-glazed windows to the side. Multi-fuel burning stove set in chimney breast on a brick hearth with a wooden mantle. Radiator. 3 x double power-points. BT point. Carpet flooring.

Dining Room
13'10" x 9'11" (4.23 x 3.03)
Ceiling light pendant. uPVC double-glazed French doors to the side. Radiator. 3 x double power-points. Single power-point. TV point. Laminate flooring.

Kitchen
11'3" (max) x 10'2" (3.45 (max) x 3.10)
Inset ceiling lights. uPVC double-glazed window to the side porch. Fitted range of matching wall and base units with a worktop over and a tiled splashback. Stainless steel sink and drainer with a stainless steel mixer tap. 'Blomberg' ceramic hob with a stainless steel extractor over. 'Beko' oven and grill. Integrated 'Blomberg' dishwasher. Built-in larder cupboard. Space for a tall fridge-freezer. 3 x double power-points. Laminate flooring. Wide opening to the dining room.

Hallway
Ceiling light. Smoke detector. uPVC double-glazed window to the side. Radiator. Double power-point. BT point.

Utility Room
6'10" x 3'7" (2.10 x 1.11)
Inset ceiling lights. uPVC double-glazed window to the side. Radiator. Space and plumbing for a washing machine. Double power-point. Laminate flooring.

Bedroom 1
12'9" (min) x 10'8" (3.90 (min) x 3.27)
Ceiling light pendant. uPVC double-glazed bay window to the front. uPVC double-glazed window to the side. Radiator. 2 x double power-points. Single power-point. TV point. Carpet flooring.

Bedroom 2
10'4" x 8'11" (3.17 x 2.73)
Ceiling light pendant. uPVC double-glazed window to the side. Radiator. 2 x double power-points. Carpet flooring.

Bathroom
10'9" x 5'3" (3.30 x 1.62)
Sloped ceiling with inset lights. uPVC double-glazed privacy window to the rear. 4-piece suite comprising a low-level WC, a pedestal hand basin, a panel bath and a shower enclosure with a mains fed shower. Fully tiled walls. Heated towel rail. Wall-mounted vanity unit. Tile flooring.

Outside
Down the private gravel driveway is an off-road parking area for multiple vehicles, and numerous linked outbuildings (detailed below). The mature garden is situated at the side of the bungalow, and can be accessed via a pedestrian gate from the driveway, or through the french doors from the dining room. Immediately from the dining room is a raised patio area, ideal for outside dining and entertaining, with the majority of the garden otherwise laid to lawn with established trees and hedging. The greenhouse, with a raised bed close-by, provides an opportunity to create a vegetable patch, whilst the wooden storage shed offers space for storage of gardening tools and equipment etc. The cabin (further details below) provides a quiet space in which to enjoy a cup of tea whilst relaxing with a book, or could be converted to an outside bar for keen entertainers. The garden also benefits from an outside tap, an outside double power-point and lighting.

Car Port
15'5" x 9'3" (4.72 x 2.84)
Wooden construction with a felt roof and a uPVC double-glazed window to the side.

Log store
3'10" x 2'6" (1.19 x 0.77)
An open-fronted wooden store ideal for the storage of logs.

Workshop
16'8" x 9'3" (5.10 x 2.82)
Brick-built with a tiled roof. uPVC double-glazed privacy door to the side. uPVC double-glazed windows to the front and side. Strip light. 2 x double power-points.

Store
10'5" x 3'11" (3.19 x 1.20)
Brick-built with a tiled roof.

Outhouse
11'3" x 11'0" (3.43 x 3.37)
Brick-built with a tiled roof. uPVC double-glazed window to the side. Double power-point.

Cabin
16'5" x 8'2" (5.01 x 2.50)
Wooden cabin with French doors and windows to the front, sides and rear with external decking area.

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 D. 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 - Oil 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 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

www.gov.uk/request-flooding-history

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, a challenging golf course and the Sir Peter Scott Walk

Directions
From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 for approximately 0.2 miles, where the private driveway to 46 Market Street is located on the right-hand side along with our board.

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.