



Situated on a popular residential street within a friendly community and within walking distance of Sutton Bridge Golf Course, is this delightful 4-bedroom detached bungalow.

With 4 well-proportioned bedrooms, this property would suit a plethora of requirements, whether you are a family looking for everyone to have their own space in which to relax, or perhaps someone wishing to have the benefit of single-storey living whilst not having to sacrifice space.

The spacious living room is an inviting hub in which the family can all gather, and would accommodate a dining table too if desired. The fitted kitchen already has space for all appliances, but it is reconfigurable by the next owners, could have space for a dining table also.

The well-appointed bathroom boasts a 4-piece suite and so caters for bathing and showering preferences, whilst a second cloakroom means there's no excuse for interruptions whilst you have a soak.

Outside, parking won't be a hassle, with the gravelled driveway allowing parking for multiple vehicles, and further space available in the single garage, which with power and lighting could be utilised as a store/workshop if needed. The rear garden is fenced at each side, with low-level hedging to the rear, allowing you to make the most of the idyllic open-field views. A sunset admirers dream! A patio expands the width of the bungalow, somewhere for you to position some loungers or comfy chairs, with a further area of patio tucked behind the wooden storage shed providing an ideal base on which to place a table and chairs. The lawned area has some established insect trees and a border for planting if you're feeling green-fingered.

This bungalow presents an excellent opportunity for those looking to make a home in a peaceful non-estate location. Offered with NO FORWARD CHAIN, be sure to arrange a viewing to avoid missing out.

95 New Road, Sutton Bridge, Lincolnshire, PE12 9QA

Offers in the region of £272,500 Freehold



Entrance Hall

Textured ceiling. 2 x ceiling light pendants. 4 x smoke detectors. Loft hatch. uPVC double-glazed privacy door with matching side panel to the front. Airing cupboard housing a hot water cylinder with shelving measuring approximately 1.08(m) x 0.60(m). Radiator. Heating thermostat. Single power-point. BT point. Carpet flooring.

Living Room

19'6" x 11'8" (max) (5.96 x 3.58 (max))
Textured ceiling. 2 x ceiling lights. Smoke detector. uPVC double-glazed window to the front. 2 x radiators. Double power-point. Single power-point. TV point. BT point. Carpet flooring.

Kitchen

13'7" (max) x 12'11" (max) (4.16 (max) x 3.96 (max))
Textured ceiling. Strip light. Smoke detector. uPVC double-glazed privacy door to the rear. uPVC double-glazed window to the rear. Fitted matching wall and base units comprising cupboards and drawers with a worktop over and a tiled splashback. Stainless steel sink and drainer with a stainless steel mixer tap. Space for a freestanding gas cooker with a stainless steel extractor over. 'Hotpoint' dishwasher. Space for an undercounter appliance. Plumbing for a washing machine. Built-in cupboard measuring approximately 0.79(m) x 0.59(m) which houses a gas-fired 'Worcester' boiler. Radiator. 5 x double power-points. Single power-point. Carbon monoxide detector. Linoleum flooring.

Cloakroom

5'8" x 3'10" (1.75 x 1.17)
Textured ceiling. Ceiling light. uPVC double-glazed privacy window to the front. 2-piece suite comprising a mid-level WC and a wall mounted hand basin. Radiator. Linoleum flooring.

Bedroom 1

12'11" x 10'0" (3.96 x 3.07)
Textured ceiling. Ceiling light penant. uPVC double-glazed window to the rear. Radiator. 2 x single power-points. Carpet flooring.

Bedroom 2

12'11" x 9'5" (3.96 x 2.88)
Textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. 2 x single power-points. Carpet flooring.

Bedroom 3

12'10" (max) x 11'3" (max) (3.93 (max) x 3.44 (max))
Textured ceiling. Ceiling light. uPVC double-glazed window to the front. Radiator. 2 x single power-points. Carpet flooring.

Bedroom 4

11'6" x 7'8" (3.52 x 2.36)
Textured ceiling. Ceiling light. uPVC double-glazed window to the side. Radiator. Double power-point. Carpet flooring.

Bathroom

8'6" (max) x 7'8" (max) (2.60 (max) x 2.36 (max))
Textured ceiling. Ceiling light. uPVC double-glazed privacy window to the side. 4-piece suite comprising a low-level WC, a pedestal hand basin, a panel bath with a mixer tap and a tiled shower cubicle with a mains-fed shower. Radiator. Wall-mounted mirrored vanity cupboard. Linoleum flooring.

Garage

16'4" x 9'9" (5.00 x 2.98)
Up and over door. Strip light. Wall-mounted consumer unit. 4 x double power-points.

Outside

To the front of the property, a gravelled driveway provides off-road parking spaces for multiple vehicles. The border is laid to matching gravel, with a small established tree. There is an outside light. Pedestrian gates to each side of the bungalow allow access to the rear garden.

The rear garden is fenced at each side, with low-level hedging to the rear, allowing you to make the most of the dreamy open-field views. A patio expands the width of the bungalow, somewhere for you to position some loungers or comfy chairs, with a further area of patio tucked behind the wooden storage shed providing an ideal base on which to place a table and chairs. The lawned area has some established inset trees and a border for planting if you're feeling green-fingered, with an outside tap making watering an easy task.

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 C. 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 - 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 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

Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

Directions

From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359 for 0.6 miles, and continue onto Bridge Road. In 2.5 miles, turn left onto New Road and follow the road for approximately 0.5 miles. The bungalow is located on the left-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.