

LONG SUTTON

Sutton St James is a small village, offering local amenities including butchers, public house, post office, shop and primary school. The small but busy Market Town of Long Sutton is approximately 4 miles away and has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Opticians, Library, Fromongers, Electrical store, Dentists, Hairdressers, Various Eateries and Shops. The market is held every Friday in Market Place. The larger towns of Kings Lynn and Spalding are both approximately 17 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.

With its potential and prime setting, this property is a rare find in the market. Don't miss the chance to transform this bungalow into a stunning residence in a lovely community.

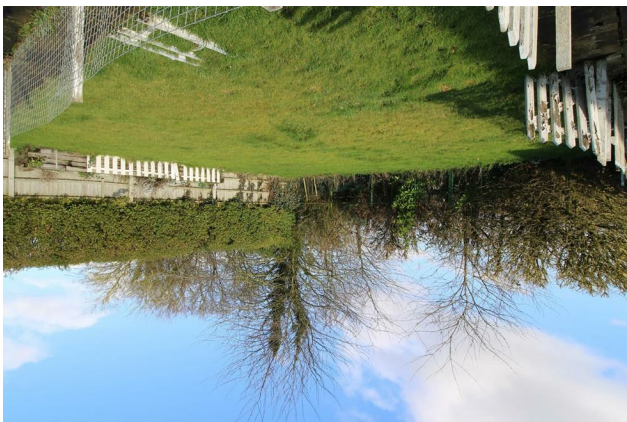
While the bungalow is in need of full refurbishment, it presents a canvas for buyers to design and personalise to their taste. The picturesque surroundings offer delightful field views, enhancing the tranquil atmosphere of this popular village location.

The bungalow features a spacious living room, a generous living room, a conservatory and a larger sun room. Additionally, the property includes outbuildings including a double garage, sheds and kennels, providing ample potential for various uses, whether for storage, hobbies, or accommodating pets.

those considering multi-generational living, or simply those looking for extra space. Set on an impressive 0.4-acre plot and nestled on the outskirts of the charming village of Sutton St. James, this substantial detached bungalow offers a unique opportunity for those seeking a project to create their dream home. The property boasts three spacious bedrooms and two bathrooms, making it ideal for families,

5 Masterdyke, Sutton St. James, Lincolnshire, PE12 0JE

Offers in the region of £300,000 Freehold



Entrance Hall

With an airing cupboard measuring approximately 1.45m x 0.75m

Kitchen

15'9" (max) x 14'11" (max) (4.81m (max) x 4.56m (max))

Living Room

15'10" x 11'6" (max) (4.83m x 3.53m (max))

Sun Room

18'2" x 10'5" (5.54m x 3.20m)

Conservatory

9'9" x 7'9" (2.99m x 2.38m)

Bathroom

9'7" x 6'2" (2.93m x 1.89m)

Bedroom

13'6" x 9'7" (4.13m x 2.94m)

Bedroom

3.57m x 3.04m

Bedroom

11'8" x 10'11" (3.58m x 3.33m)

Shower Room

15'0" x 3'6" (4.59m x 1.09m)

Utility Room

8'4" x 7'11" (2.56m x 2.42m)

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 A. 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 private drainage are all understood to be installed at this property.

Central heating type - Oil central heating

Mobile Phone Signal

Mobile phone signal 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

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. At the roundabout, take the second exit onto Cowpers Gate/B1390 and follow the road around to the right onto St James Road/B1390. In 2.9 miles, turn left onto Jarvis Gate and then left onto Drawdyke. Turn right onto Masterdyke where 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.