



LONG SUTTON

The small but busy Market Town of Long Sutton is located approximately 1.2 miles away and 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 along with the Sir Peter Scott Walk.

Offered with NO FORWARD CHAIN.

Outside, to the front of the property is fenced, lawned garden with a decorative slate bed with sleeper edging. A slabbed path leads from the public footpath to the front door, and further to the pedestrian gate which provides access to the rear courtyard. The fully-enclosed courtyard is laid mostly to patio with a patch of lawn and well-maintained borders. On the parcel of additional land, is off-road parking for 2-3 vehicles in front of a large garage/workshop with power and lighting. There is a wooden storage shed and 2 x greenhouses.

Downstairs, the property benefits from a good-sized fitted kitchen/diner with a log-burning stove. Upstairs are 2 double bedrooms and a further single bedroom, as well as a family bathroom which has a shower over the bath.

A well-presented 3-bedroom semi-detached house with an enclosed, private courtyard and an additional generous area of land which could be utilised for a multitude of purposes. You might wish to create an area for children to play, animals to exercise, a substantial allotment, or a combination of all of these! With field views across the road to the front, and within easy reach of the A17, the property is perfect for a busy family.

32 Main Road, Gedney, Lincolnshire, PE12 0AA



Offers in the region of £175,000 Freehold

Entance Hall

3’7" x 3’6" (1.10m x 1.09m)

Coved, textured ceiling. Ceiling light pendant. Composite front door with decorative double-glazed privacy window. Radiator. Wall-mounted consumer unit. Heating thermostat. Carpet flooring. Stairs to the first floor.

Living Room

13’0" x 12’2" (3.97m x 3.71m)

Coved, textured ceiling. Ceiling fan light. uPVC double-glazed window to the front. Chimney breast with inset log-burning stove set on a tiled hearth. Radiator. 3 x double power-points. TV point. BT point. Laminate flooring.

Kitchen/Diner

16’9" x 7’10" (5.13m x 2.39m)

Coved, textured ceiling. Strip light. 3 x wooden-framed double-glazed windows to the rear conservatory. Wooden-framed double-glazed privacy door to the rear conservatory. Fitted range of matching wall and base units comprising cupboards and drawers with a worktop over and a tiled splash back. Stainless steel sink and drainer with a stainless steel mixer tap. Freestanding 'Leisure Ringmaster' gas cooker and hob with a 'Candy' extractor over. Space and plumbing for a slimline dishwasher. Space and plumbing for a washing machine. Under-counter space for aa fridge and a freezer. Double power-point with dual USB ports. Single power-point. 4 x double power-points. Additional points for appliances. Walk-in storage cupboard/pantry with wooden-framed double-glazed privacy window to the side, shelving and a single power-point. Radiator. Tile flooring.

Conservatory

14’2" x 9’10" (4.34m x 3.00m)

Part-brick, part-uPVC double-glazed construction with a polycarbonate apex roof and uPVC double-glazed French doors to the rear. Wall light. Radiator. 3 x double power-points. Tile flooring.

Landing

Coved, textured ceiling. Ceiling light pendant. Loft hatch. uPVC double-glazed window to the side. Double power-point. Single power-point. Carpet flooring.

Bedroom 1

10’3" x 10’1" (3.14m x 3.09m)

Coved, textured, sloped ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Double power-point. Single power-point. TV point. Carpet flooring.

Bedroom 2

10’11" x 9’0" (3.35m x 2.75m)

Coved, textured, sloped ceiling. Inset ceiling lights. uPVC double-glazed window to the rear. Airing cupboard housing a 'Worcester' gas-fired combo-boiler with shelving. Double power-point. Single power-point. TV point. Carpet flooring.

Bedroom 3

7’11" x 7’6" (2.42m x 2.30m)

Coved, textured, sloped ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. Double power-point. Single power-point. Carpet flooring.

Bathroom

6’10" (max) x 6’1" (max) (2.10m (max) x 1.87m (max))

Textured, sloped ceiling. Ceiling light. uPVC double-glazed privacy window to the front. 3-piece suite comprising a low-level WC, a pedestal hand basin, and a panel bath with a wall-mounted 'Triton' electric shower and glass shower screen over. Tiled splashback. Heated towel rail. Extractor fan. Linoleum flooring.

Outside

To the front of the property is fenced, lawned garden with a decorative slate bed with sleeper edging. A slabbed path leads from the public footpath to the front door with a storm porch over, and further to the pedestrian gate which provides access to the rear garden. The front garden benefits from a security light.

The rear courtyard is fully-enclosed by fencing. It is laid mostly to patio with a patch of lawn and well-maintained borders. The courtyard benefits from an outside tap. A pedestrian gate provides access to the shared driveway, across which is an additional parcel of land.

At the front of the land is a garage (details below) with parking for 2-3 vehicles. Behind the garage, is a wooden storage shed. The land is laid mostly to lawn, with 2 x greenhouses and a vegetable plot. There are some established trees.

Garage

20’4" x 14’7" (6.21m x 4.46m)

Metal garage with wooden vehicular access doors to the front. 5 x strip lights. Consumer unit. 4 x double power-points. External 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.

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 drainage are all understood to be installed at this property.

Central heating type - Gas 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 for approximately 1.2 miles and the property is on your right. For off-road parking, turn right onto Albert Avenue and immediately right onto the rear access road. The property will be the 10th one on the right.

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.