



## LONG SUTTON

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 along with the Sir Peter Scott Walk.

Arrange your viewing today if you'd like to make your move on the property ladder.

Outside, to the front of the property are iron railings at the boundary, with a sloped, slabbed footpath with decorative stone border leading to the front door with a storm porch over. A gravel driveway provides off-road parking for 2 vehicles, with further parking in the single garage if desired. A pedestrian gate provides access to the rear garden, which is enclosed by fencing. An area of patio and raised deck provide bases for sitting outdoor furniture whether for entertaining or relaxing. The garden is otherwise laid to lawn.

Upstairs, are two double bedrooms, one of which boasts an updated en-suite shower room, and a third single bedroom, as well as a family bathroom with a shower over the bath.

Downstairs, the property comprises a cosy living room in which you can unwind after a busy day. The contemporary fitted kitchen/diner has the 'wow' factor, added to by the conservatory off which extends the space a for family/friends to gather in. A convenient downstairs cloakroom serves visitors perfectly too.

A fantastic opportunity to acquire this modern 3-bedroom semi-detached house, situated in a popular cul-de-sac, overlooking a well-maintained green, and within walking distance of the town centre and its amenities, including the local Primary School.

## 27 The Maltings, Long Sutton, Lincolnshire, PE12 9EX



## Offers in the region of £257,500 Freehold

**Entrance Hall**  
Coved, textured ceiling. Ceiling light. Under-stair storage cupboard. Radiator. Double power-point. BT point. Heating thermostat. Linoleum flooring.

**Cloakroom**  
4'9" x 2'9" (1.46m x 0.85m)  
Coved, textured ceiling. Ceiling light. uPVC double-glazed sash privacy window to the side. 2-piece suite comprising a wall-mounted vanity basin and a low-level WC. Radiator. Tile flooring.

**Living Room**  
14'7" x 10'8" (4.46m x 3.26m)  
Coved, textured ceiling. Ceiling light. uPVC double-glazed sash window to the front. 2 x wall lights. Radiator. 3 x double power-points. TV point. Carpet flooring.

**Kitchen/Diner**  
17'9" x 10'9" (5.42m x 3.28m)  
2 x ceiling lights. uPVC double-glazed sash window to the rear. uPVC double-glazed French doors to the rear conservatory. Fitted range of contemporary gloss wall and base units with a worktop over that extends to a breakfast bar. 1 and 1/2 bowl composite sink and drainer with a pot washer tap. Freestanding 'Leisure Cuisinemaster' cooker with a 5-burner gas hob and griddle with an extractor over. Freestanding under-counter wine cooler. Integrated under-counter fridge, freezer and bin. 6 x double power-points. Single power-point. BT point. Linoleum flooring.

**Conservatory**  
11'4" x 8'4" (3.45m x 2.54m)  
Part-brick, part-uPVC double-glazed construction with a polycarbonate roof and uPVC double-glazed French doors to the side. 2 x wall lights. 4 x double power-points. Linoleum flooring.

**Landing**  
Coved, textured ceiling. Ceiling light. Loft hatch. Smoke detector. uPVC double-glazed sash window to the side. Airing cupboard measuring approximately 0.91m x 0.71m housing a hot water cylinder with shelving. Double power-point. Carpet flooring.

**Bedroom 1**  
12'4" x 11'4" (max) 9'10" (min) (3.77m x 3.46m (max) 3.01m (min))  
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed sash window to the front. Radiator. 3 x double power-points. BT point. Carpet flooring.

**En-Suite**  
8'9" x 2'11" (2.67m x 0.91m)  
Coved, textured ceiling. Ceiling light. Extractor fan. 3-piece suite comprising a low-level WC, a vanity hand basin unit and a shower cubicle with a mains-fed, dual-headed shower, Heated towel rail. Wall-mounted mirrored vanity cupboard. Shaving point.

**Bedroom 2**  
10'0" x 9'11" (3.07m x 3.03m)  
Coved, textured ceiling.Ceiling light pendant. uPVC double-glazed sash window to the rear. Fitted wardrobe measuring approximately 1.83m x 0.59m with mirrored sliding doors. Radiator. Power-points. Carpet flooring.

**Bedroom 3**  
7'8" x 7'7" (2.36m x 2.32m)  
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed sash window to the front. Radiator. Power-points. Carpet flooring.

**Bathroom**  
7'6" x 5'7" (2.30m x 1.71m)  
Coved, textured ceiling. Ceiling light. uPVC double-glazed sash privacy window to the rear. 3-piece suite comprising a low-level WC, a vanity hand basin unit and a bath with a stainless steel mixer tap with a wall-mounted dual-headed shower and glass shower screen over. Heated towel rail. Wall-mounted mirrored vanity cupboard. Shaving point. Linoleum flooring.

**Garage**  
16'5" x 9'5" (5.01m x 2.89m)  
Strip light. Up-and-over door. Wall-mounted 'Glowworm' gas-fired combo-boiler. Wall-mounted consumer unit. External security light.

**Outside**  
To the front of the property are iron railings at the boundary, with a sloped, slabbed footpath with decorative stone border leading to the front door with a storm porch and security light over. A gravel driveway provides off-road parking for 2 vehicles, and a pedestrian gate provides access to the rear garden.

To the rear of the property is a private, fenced garden, with an area of patio and raised deck providing bases for entertaining and relaxing. The garden is otherwise laid to lawn, and benefits from an outside tap and 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 B. 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](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 for 0.3 miles, and turn right onto The Maltings. Follow the bend to the right, and 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.