



Offers in the region of £399,000 Freehold



Magnolia, 25 Lime Walk, Long Sutton, Lincolnshire, PE12 9HG

Found in the sought-after location of Lime Walk, Long Sutton, this classic 3- 5 bed chalet-style bungalow has much to offer. This property's generous layout comprises a fully-fitted kitchen/diner with log burner and utility area, generous living room and large conservatory. A home office gives the potential for having not just one, but two downstairs bedrooms benefiting from a recently updated downstairs bathroom. A large landing upstairs provides access to the 3 well-proportioned bedrooms and a cloakroom.

To the rear is a fully enclosed and easy to maintain landscaped garden, laid to artificial grass with decorative borders and patio. A very large conservatory houses a hot tub (which is included in the sale) perfect for those relaxing evenings. A summer house and decking also offers the ideal place to enjoy the garden with farmland views to the rear. To the front of the property is a very large block-paved driveway providing off-road, secured by electric gates.

With its contemporary makeover, this family home is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional property!

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.

LONG SUTTON

Entrance Hall
12'9" x 11'10" (3.89 x 3.63)
Coved ceiling. uPVC part double glazed door and matching side panels with storm porch over. Inset ceiling lights. Bespoke hardwood and glass balustrade and stairs to the first floor. Telephone point. Thermostat. Radiator. 1 x double power point. Carpet.

Living Room
22'1" x 18'10" (6.75 x 5.76)
Coved ceiling. Inset ceiling lights. uPVC double glazed windows x 4 (1 to front, 1 to rear and 2 to side). 3 x double power points. 1 x single power point. Coal effect electric fire with contemporary hearth, surround, and mantle. Telephone point. Aerial socket. Radiators x 2. Grey wood effect "Karndean" flooring.

Kitchen / Diner
19'10" x 8'9" (6.05 x 2.69)
Coved ceiling. uPVC double glazed window to rear. Range of contemporary wall, base and drawer units with worktops over. Composite 1 and a half bowl sink with mixer tap. "Rangemaster" 5 rings, double oven and separate grill with extractor fan over. Integrated dishwasher.Tiled splash-backs. Log burner. 3 x double power points. 1 x single power point. Radiator. Grey wood effect "Karndean" flooring. Door to large storage cupbboard.

Utility
10'0" x 6'8" (3.06 x 2.04)
Coved ceiling. Inset ceiling lights. Sliding uPVC double glazed doors to conservatory. Range of matching wall and base units with worktops over. Composite 1 and a half bowl sink and drainer with mixer tap. Integrated Fridge freezer. Integrated wine cooler. Space and plumbing for washing machine. Vent for tumble dryer. Tiled splashbacks. 1 double power point. uPVC double glazed sliding doors to conservatory/family room. Wood effect "Karndean flooring.

Conservatory / Family Room
23'3" x 12'0" (7.11 x 3.68)
Part brick part uPVC double glazed. 2 uPVC double glazed patio doors to the garden. 2 x ceiling lights/fans. 2 x electric radiators with digital display. Brown wood effect "Karndean" flooring.

Office
16'2" x 13'1" (4.94 x 4.0)
Coved ceiling. uPVC double glazed windows to side and rear (double aspect). uPVC part double glazed door to side. Door to large storage cupboard housing the floor standing oil boiler.Oil boiler. 3 x double powerpoints. 2 x single powerpoints. Contemporary vertical radiator. Grey wood effect "Karndean" flooring.

Downstairs Bathroom
11'10" x 9'4" (3.63 x 2.85)
uPVC double glazed window to rear. Low-level WC. Pedestal hand basin. Panelled bath with showerhead attachment. Corner shower with mains-fed shower. Tiled walls. Access to airing cupboard housing hot water cylinder. Contemporary waterproof flooring. Stainless steel towel rail. Radiator.

Downstairs Bedroom
13'10" x 11'10" (4.23 x 3.61)
Coved ceiling. uPVC double glazed window to front. 2 x single powerpoints. Radiator. Carpet.

Landing
13'8" x 10'2" (4.19 x 3.12)
2 x uPVC double glazed windows to front (twin aspect). Smoke alarm. Radiators x 2.

Upstairs Bedroom 1
14'0" x 11'8" (4.27 x 3.58)
Textured ceiling. uPVC double glazed window to front. Large built-in wardrobes. 1 x single powerpoint.

Upstairs Bedroom 2
14'9" x 8'10" (4.51 x 2.71)
uPVC double glazed window to rear. 1 x single powerpoint. Radiator. Door to very large cupboard with shelf storage.

Upstairs Bedroom 3
10'2" x 6'10" (3.10 x 2.09)
Textured ceiling. uPVC window to side. 1 x double power point. Radiator.

Upstairs Cloakroom
5'2" x 4'10" (1.58 x 1.49)
Textured sloped ceiling. uPVC window to rear. Low-level WC. Vanity hand-basin. Stainless steel towel rail/radiator. Fully tiled walls and floor.

Outside
To the rear a fully enclosed and private surrounded by wooden fencing and mature hedging. Overlooking farmland. Laid to artificial lawn with a large patio. A hot tub "house" A Summer house with a decked balcony. A large brick coal bunker. Raised flower beds. Oil tank. Outside tap. Outdoor lighting. A large wooden shed/garage with power and light. To the front, a decorative block paved drive with lawned areas on both sides with mature trees, shrubs and bushes. Electric gates.

Hot Tub House
19'3" x 10'10" (5.87 x 3.31)
uPVC double glazed with uPVC roof and uPVC double glazed sliding doors. Hot Tob and cover. 2 x double power points. Two-tone wood effect "Karndean" flooring.

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 the council tax please contact South Holland District Council (Tel: 01775 761161)

Energy Performance Certificate
EPC Band F. If you would like to view the full EPC then please enquire at our Long Sutton office.

Services
Mains water and electricity. Private drainage and oil central heating. Purchasers should make their own enquiries of Anglian water regarding reduced water rates.

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
At our Long Sutton office head West towards Gedney for about half a mile, then turn right into Lime Walk, follow for approximately 1/2 mile and the property can be found on the left-hand side along with our board.

Arrangements to view may be obtained from our office. Monday to Friday 9.00am to 5.30pm and Saturday 9.00am to 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.