



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 and the Sir Peter Scott Walk

A rare opportunity to secure a quality home in a highly sought-after area - early viewing is strongly recommended.

Outside, the property enjoys a good-sized, private rear garden - perfect for relaxing or entertaining. Further highlights include off-road parking, an integral single garage, and a quiet yet well-connected location close to local amenities.

The accommodation is thoughtfully laid out, and includes a spacious kitchen/diner, with a practical utility room off. The generously sized living room creates a warm and welcoming atmosphere, with the large sun-soaked conservatory being perfect for entertaining. The master bedroom benefits from its own en-suite shower room, with a further double bedroom, single bedroom and a well-appointed bathroom completing the interior.

Tucked away at the end of a peaceful cul-de-sac, this beautifully presented and maintained three-bedroom detached bungalow offers a wonderful blend of space, comfort, and privacy.

11 Midsummer Gardens, Long Sutton, Lincolnshire, PE12 9GF



Offers in the region of £325,000 Freehold

Porch

2'11" x 2'7" (0.90m x 0.80m)
uPVC double-glazed porch with uPVC double-glazed door to the side.

Entrance Hall

Textured and coved ceiling. Ceiling light. Loft hatch. uPVC double-glazed door with matching side panel to the front. Airing cupboard with shelving. Radiator. Alarm panel. Thermostat. Power-points. BT point. Carpet flooring.

Living Room

17'8" x 11'9" (5.40m x 3.60m)
Textured and coved ceiling. Ceiling light. uPVC double-glazed bay window to the front. 2 x wall lights. Coal-effect gas fire on a marble hearth with a wooden surround. 2 x radiators. Power-points. TV point. Carpet flooring.

Kitchen/Diner

11'3" x 8'9" (3.44m x 2.67m)
Textured and coved ceiling. Strip light. uPVC double-glazed window to the rear. Fitted range of matching wall and base units with a worktop over and a tiled splashback. 1 and 1/2 bowl sink and drainer with a stainless steel mixer tap. Built-in electric oven and grill. Built-in 4-burner gas hob with an integrated extractor fan over. Space for a tall fridge-freezer. Radiator. BT point.

Utility Room

8'8" x 5'5" (2.65m x 1.67m)
Textured and coved ceiling. Ceiling light. uPVC double-glazed window to the rear. uPVC double-glazed door to the rear. Fitted wall and base units with worktop over. Stainless steel sink and drainer with stainless steel twin taps and a tiled splashback. Large walk-in storage cupboard. Under-counter space and plumbing for a washing machine. Radiator. Power-points.

Pantry

5'7" x 2'9" (1.72m x 0.85m)
Textured and coved ceiling. uPVC double-glazed window to the side. Power-point.

Conservatory

16'0" x 11'1" (4.90m x 3.39m)
Part-brick, part uPVC double-glazed construction with a uPVC double-glazed apex roof. uPVC double-glazed sliding patio doors to the side. Fan light. Power-points.

Bedroom 1

14'6" x 10'1" (4.43m x 3.08m)
Textured and coved ceiling. Ceiling light. uPVC double-glazed window to the rear. Radiator. Power-points. Carpet flooring.

En-Suite

8'3" x 3'10" (2.53m x 1.17m)
Textured and coved ceiling. Ceiling light .uPVC double-glazed window to the side. 3-piece suite comprising of a low-level WC, a pedestal hand basin and a shower cubicle with a sliding door and a wall-mounted electric shower. Tiled-splash backs. Radiator. Wall-mounted mirrored vanity cupboard. Shaving point. Extractor fan.

Bedroom 2

11'5" x 10'5" (3.50m x 3.19m)
Textured and coved ceiling. Ceiling light. uPVC double-glazed window to the front. Radiator. Power-points. Carpet flooring.

Bedroom 3

11'5" x 7'1" (3.48m x 2.17m)
Textured and coved ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Radiator. Power-points. Carpet flooring.

Bathroom

7'4" x 5'5" (2.26m x 1.66m)
Textured and coved ceiling. Ceiling light. Extractor fan. uPVC double-glazed window to rear. 3-piece suite comprising a low-level WC, a pedestal hand basin and a panelled bath. Tiled splashbacks. Wall-mounted mirrored vanity cupboard. Radiator. Shaving point..

Outside

The quiet and private rear garden is mainly laid to grass. Patio area. Mature plants/shrubs and bushes. Outside tap. Outside lighting. Wooden shed.

The front is mainly laid to grass with a red brick driveway providing off road parking for 2 cars leading to the single integral garage. Wooden pedestrian gate to side. Outside lighting.

Integral Single Garage

15'5" x 9'1" (4.72 x 2.79)
Up and over door. UPVC double glazed window to side. Wall mounted 'Glow-Worm' boiler. Power and lighting.

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

Inside - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Outside - EE is Likely over Voice and Data. Three is Likely over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Visit the Ofcom website for further information.

Broadband Coverage

Ultrafast broadband is available.

Visit the Ofcom website for further information.

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.

Directions

From our office in Long Sutton, head towards Market Place and continue to the junction with Station Road, (Health Centre opposite) and turn left. Continue for approximately 450 yards, take the right into Delph Road and then immediate right into Midsummer Gardens. Continue to follow around to the left and take the second right and the property is located at the end on the left.

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.