

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, Opticians, Library, Rommogers, Electrical store, Dentists, Hairdressers and various eateries. The market is held every Friday in Market Square. The larger towns of Kings Lynn and Spalding are approximately 13 miles away and have on-going 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 Wall.

A key feature of this home is the expansive loft space, which offers potential for conversion into a two-storey extension (subject to the necessary planning permissions). Proposed plans include the addition of two further bedrooms, each with en-suite facilities.

Extremely, this property benefits from an integral double garage and a red brick block-paved driveway, providing ample off-road parking for multiple vehicles, motorhomes, or caravans. The gardens to both the front and rear are beautifully maintained, with the rear garden offering a high level of privacy.

The interior comprises a bright living room, spacious conservatory and a large dining room—perfect for hosting family gatherings or entertaining guests. A fully fitted kitchen and separate utility room add further practicality and functionality. There are three generously sized bedrooms, including a master with an en-suite shower room, as well as a stylish and modern family bathroom.

Set on a substantial plot exceeding 1/3 of an acre and positioned at the end of a peaceful and exclusive private cul-de-sac, this attractive three-bedroom detached



Offers in the region of £465,000 Freehold



Entrance Hall

Coved and textured ceiling. uPVC double-glazed door to front with 2 x matching side panels. 2 x double power points. Internet socket. Telephone socket. Access to 4 x built-in storage cupboards. Access to loft with pull down ladder and lighting.

Living Room

18'6" x 18'5" (5.65m x 5.62m)

Coved and textured ceiling. Large sliding uPVC double-glazed door to conservatory. uPVC double-glazed window to side. Feature marble effect fireplace with gas fire. 4 x double power points. Radiator.

Conservatory

14'9" x 11'8" (4.50m x 3.56m)

Brick built with uPVC double-glazed windows. uPVC double-glazed french doors to garden. 2 x double power points. Radiator.

Dining Room

24'2" x 10'2" (7.38m x 3.11m)

Coved and textured ceiling. uPVC double-glazed sliding patio doors to patio. Telephone socket. 2 x double power points. Radiator.

Kitchen

14'2" x 10'7" (4.32m x 3.24m)

Coved and textured ceiling. uPVC double-glazed windows to rear and side. Wall and base units with worktop over. Carousel cupboard storage. Integrated waste bins neatly tucked away in cupboard. 'Hotpoint' double oven and grill. Gas hob with extractor over. Stainless steel 1 and 1/2 bowl sink and drainer with mixer tap over. Space for tall fridge freezer. Radiator.

Utility Room

10'7" max x 9'7" (3.24m max x 2.93m)

Coved and textured ceiling. Double-glazed uPVC door to side. uPVC double-glazed window to side. Wall and base units. Pantry storage. Space and plumbing for washing machine and tumble dryer. Stainless steel sink and drainer. Power points. Access to garage.

Bedroom 1

13'7" x 12'2" (4.16m x 3.71m)

Coved and textured ceiling. uPVC double-glazed window to rear. Power points. Radiator.

En-Suite

6'11" x 6'10" (2.13m x 2.10m)

Coved and textured ceiling. uPVC double-glazed privacy window to rear. Pedestal basin. Low-level WC. Shower cubicle with mains fed shower.

Bedroom 2

10'11" x 10'10" (3.33m x 3.31m)

Coved and textured ceiling. uPVC double-glazed window to front. Built-in double wardrobe. Power points. Radiator.

Bedroom 3

10'10" x 8'10" (3.32m x 2.71m)

Coved and textured ceiling. uPVC double-glazed window to front. Built-in double wardrobes. Power points. Radiator.

Bathroom

9'10" x 6'11" (3.00m x 2.11m)

Coved and textured ceiling. Fully tiled. uPVC double-glazed privacy window to side. Pedestal basin. Low-level WC. Panel bath with storage. Shower cubicle with mains-fed dual-head shower. Radiator.

Integral Double Garage

21'4" x 20'5" (6.52m x 6.23m)

'up & over' garage door. uPVC double-glazed door to side. uPVC double-glazed window to side. Shelving. Work bench. Loft storage. Lighting and power.

Loft

59'0" x 9'10" (18 x 3)

The loft offers excellent potential for conversion into a two-storey extension, subject to the necessary planning permissions. Plans could include the addition of two further bedrooms, each with its own en-suite bathroom, providing flexible accommodation ideal for growing families or guests. (2.5m high)

Outside

The property is accessed via a private block-paved driveway, leading to parking spaces for multiple vehicles, motorhomes or caravans. Laid to lawn to the right of the driveway, decorated with mature trees. Access to rear garden through sidegate.

Fully enclosed rear garden, offering a high degree of privacy. A generous lawn decorated with a variety of plants and shrubs. Additional highlights include a raised fish pond complete with filter and pump (4.5m x 3.5m and 1.5m deep) a timber summerhouse, and a timber garden shed.

To the right-hand side of the property, there is a covered storage area accessible either from the garden or via double gates at the front, adding further practicality and storage options.

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 E. 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

EE - Good in-home and outdoor

02 - Variable (outdoor only)

Three - Variable in-home, good outdoor

Vodafone - Good (outdoor only)

Visit the Ofcom website for further information.

Broadband Coverage

Standard, Superfast and 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 the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and turn left onto Bull Lane. Take a slight left onto Trafalgar Square and continue for approximately 0.4 miles. Turn right onto Delph Fields. The bungalow is at the end of the cul-de-sac.

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.