



## Offers in the region of £280,000 Freehold



### 99 New Road, Sutton Bridge, Lincolnshire, PE12 9QA

Unlock the potential of this exceptionally spacious 3-bedroom detached bungalow, offered with no forward chain and vacant possession.

This well-proportioned home features a generous kitchen and living room, a separate utility room, and three double bedrooms. Bedroom 1 benefits from its own en-suite, while a well-appointed family bathroom serves the remaining two bedrooms.

The property enjoys a fully enclosed garden with stunning open field views, providing a peaceful backdrop and a great sense of privacy. A spacious patio area is perfect for outdoor dining and entertaining, with the remainder of the garden laid to gravel for easy upkeep.

To the front, a brick-paved driveway offers ample parking for multiple vehicles, and leads to a detached single garage.

With field views, generous living space, and the chance to personalise throughout, this is a fantastic opportunity in a desirable location.

The village of Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The small but busy Market Town of Long Sutton is located approximately 2 miles away and has a good range of amenities including. 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. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

## LONG SUTTON

**Hallway**

12'7" x 5'4" (max) (3.85 x 1.63 (max) )  
Front porch (1.32 x 0.94) into L-shaped hallway. Coved and textured ceiling. Loft access. fire alarm. Access to storage cupboard. Telephone point. 2 x single power points. Radiator.

**Kitchen/Diner**

17'3" x 11'9" (5.26 x 3.59)  
Coved and textured ceiling. uPVC double-glazed double aspect windows to side and rear. Matching wall and base units. Stainless steel 1 1/2 bowl sink with mixer tap. 'Airston' gas hob with extractor oven. 'Airston' eye-level oven and grill. Under-counter space for fridge. TV point. 2 x double power points. 1 x single PowerPoint. Radiator.

**Utility Room**

7'5" x 6'2" (2.27 x 1.89)  
Coved and textured ceiling. uPVC double-glazed door to garden. uPVC double-glazed window to garden. Base units with worktop over. Under-counter space and plumbing for washing machine. Wall hung 'Valliant' boiler. Access to garage. 1 x single power point. Radiator.

**Living Room**

17'3" x 12'0" (5.26 x 3.67)  
Coved and textured ceiling. uPVC double-glazed sliding patio doors to garden. Gas fire with wooden surround. 2 x double power points. 1 x single power point. Radiator.

**Bedroom 1**

13'10" x 12'1" (4.22 x 3.69)  
Coved and textured ceiling. uPVC double-glazed window to front. TV point. 2 x single power point.

**En-Suite**

5'11" (to shower cubicle) x 3'10" (1.82 (to shower cubicle) x 1.19)  
Coved and textured ceiling. uPVC double-glazed privacy glass window to side. Pedestal basin. Shower cubicle with mains-fed shower. Low-level WC. Radiator.

**Bedroom 2**

12'7" x 11'8" (3.86 x 3.57)  
Coved and textured ceiling. uPVC double-glazed window to front. 2 x single power points. Radiator.

**Bedroom 3**

12'8" x 8'5" (3.87 x 2.57)  
Coved and textured ceiling. uPVC double-glazed clerestory windows to side. Radiator.

**Bathroom**

8'0" x 7'4" (2.46 x 2.25)  
Coved and textured ceiling. uPVC privacy glass window to side. Fully tiled walls. Vanity basin. Corner bath with twin taps. Low-level WC. Radiator.

**Garage**

18'4" x 8'9" (5.59 x 2.69)  
Single attached garage. Electric garage door. Worktop and shelving. Power and lighting.

**Outdoors**

Fully enclosed garden with stunning open field views. A spacious patio area provides an ideal spot for outdoor dining and entertaining, while the rest of the garden is laid to gravel for easy maintenance. Additional features include a wooden shed for storage, a water butt, and outdoor lighting.

To the front of the property a generous block-paved driveway, offering parking spaces for multiple vehicles.

**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.

**Energy Performance Certificate**

EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

**Council Tax**

Council Tax Band D. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

**Services**

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

**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)

**Mobile Phone Signal**

EE - Good (outdoor only)  
02 - Good (outdoor only)  
Three - Variable (outdoor only)  
Vodafone - Good (outdoor only)

Visit the Ofcom website for further information.

**Broadband Coverage**

Standard and Superfast and Ultrafast broadband is available.

Visit the Ofcom website for further information.

**Directions**

From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359 for 0.6 miles, and continue onto Bridge Road. In 2.5 miles, turn left onto New Road and follow the road for approximately 0.5 miles. The bungalow is located on the left-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.