



LONG SUTTON

Externally, adjoining the side of the bungalow, is a store which is partitioned into 2 areas. Further to the side is a 2-bedroom static caravan, ideal for visiting guests, or perhaps to give some independence to an older child, offering an open-plan living room with a kitchenette and a shower room, as well as a double and a single bedroom. To the rear of the bungalow, there is a very pretty, enclosed garden, laid to lawn, with established and well-kept shrubs, bushes and trees. Beyond the garden, there is a block of 5 kennels with runs, all benefiting from lighting and heating, as well as a stable block which has been utilised by the current owners to create 2 further kennels with runs, all with power and water, as well as 2 stores. Further storage is provided in the shipping container, as well as the large shed which has been divided into a main storage area and a wood store. With off-road, gated parking for multiple vehicles, this really could be your retreat from the hustle and bustle of everyday life.

Internally, the bungalow currently boasts a spacious living room with a multi-fuel burner, a quirky kitchen, a second sitting room/snug, and a bathroom with a roll-top, claw-foot bath, as well as 2 cosy bedrooms.

A charmingly characterful 2-bedroom, timber-framed, bungalow situated on a plot of 0.5 acres (stms), in a semi-rural but not isolated location. With kennels, stables and a 2-bedroom static caravan in situ, this property would suit someone with lots of furry friends, or perhaps someone wishing to run a business (subject to permissions). The current owners have lovingly upgraded the bungalow, having it re-wired, as well as source heating and 16 solar panels installed, so all you have to do is put your own stamp on the property should you wish. Planning Permission for a complete rebuild was previously granted but has since lapsed.

Cadernist Blazegate, Gedney, Lincolnshire, PE12 0AD



Offers in the region of £299,500 Freehold

Location

The small but busy Market Town of Long Sutton is approximately 2 miles away, and has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Opticians, Library, Ironmongers, Electrical store, Dentists, Hairdressers, Various Eateries and Shops. The market is held every Friday in Market Place. 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

Entrance Porch

6'11" x 4'6" (2.12m x 1.38m)

Textured ceiling. Ceiling light. uPVC double-glazed window to the rear. Wooden entrance door to the side. Tile flooring. Opening to the sitting room.

Sitting Room

19'7" x 7'11" (5.98m x 2.43m)

uPVC double-glazed French doors to the side. Wooden-framed, double-glazed window to the rear. uPVC double-glazed privacy window to the front. 2 x wall lights. Radiator. Power-points. Tile flooring.

Kitchen

12'10" x 7'6" (3.93m x 2.29m)

Sloped ceiling. uPVC double-glazed window to the rear. 2 x wall lights. Worktop with inset 1 and 1/2 bowl stainless steel sink and drainer with a stainless steel mixer tap. Undercounter space and plumbing for a washing machine and space and plumbing for a dishwasher. Space for a freestanding cooker. Radiator. Power-points. Extractor. Tile flooring.

Bathroom

7'6" x 7'4" (2.29m x 2.24m)

Ceiling light. uPVC double-glazed leaded privacy window to the rear. Free-standing claw-foot roll top bath with stainless steel mixer tap and a shower head attachment set on a raised platform. Pedestal hand basin. Low-level WC. Airing cupboard housing a hot-water cylinder. Fully-tiled walls. Extractor fan. Tile flooring.

Living Room

20'1" (max) x 13'3" (6.14m (max) x 4.06m)

Coved, textured ceiling. 2 x ceiling light pendants. 2x wooden-framed, single-glazed windows to the front. Multi-fuel burner set on a marble hearth with a brick surround and a wooden mantle. Radiator. Power-points. Wood-effect laminate flooring.

Hallway

Ceiling light. Smoke detector. CO detector. Wooden-framed, single-glazed window to the rear. Wall-mounted consumer unit (approximately 18 months old). Radiator. Power-point. Wood-effect laminate flooring.

Bedroom 1

10'1" x 9'6" (3.09m x 2.92m)

Coved, textured ceiling. Ceiling light pendant. Wooden-framed, single-glazed window to the front. Radiator. Power-points. Carpet flooring

Bedroom 2

7'1" x 4'11" (2.18m x 1.52m)

Ceiling light pendant. Wooden-framed, single-glazed window to the front. Wooden door to the side. Radiator. Power-points.

NB. This room is currently utilised as a dog room. It will be redecorated by the current owners before a sale completes.

Outside

To the rear of the bungalow, there is a pretty enclosed garden, laid to lawn, with established and well-kept shrubs, bushes and trees. Beyond this are further enclosed lawned areas, as well as numerous outbuildings which are currently utilised as kennels and storage. Further details of the outbuildings are given below.

Outbuildings

Adjoining Store

Partitioned into 2 areas, the largest measuring approximately 3.38m x 3.10m, and the smallest measuring approximately 2.53m x 2.30m. Both have windows to the rear.

Static Caravan

28' x 10' (8.53m x 3.05m)

Willerby Caernarfon static caravan with open-plan living area with a kitchenette, a double bedroom and a single bedroom, as well as a shower room.

Kennels

Block of 5 kennels each measuring approximately 2.44m x 1.83m, and each having a run measuring approximately 5.37m x 1.83m

All kennels have power and heaters.

Stables

Timber construction with a corrugated metal roof. Divided into a kennel measuring approximately 4.74m x 3.51m and a store measuring approximately 3.51m x 1.5m with a run measuring approximately 4.61m x 2.94m off, as well as a second kennel measuring approximately 3.51m x 2.31m and a store measuring approximately 3.31m x 1.46m with a run off measuring approximately 3.80m x 2.94m. The block benefits from power and water.

Shed

Large timber shed comprising of a general store measuring approximately 4.90m x 2.44m and a wood store measuring approximately 4.90m x 1.27m

Container

Shipping container with double doors to the front measuring approximately 5.94m x 2.91m.

Please Note

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

Energy Performance Certificate

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

Services

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

Central heating type - Air-source heating, along with 16 solar panels, have all been installed at the property within the last 3 years.

Mobile Phone Signal

EE - Good outdoor, variable in-home

O2 - Good outdoor

Three - Variable outdoor

Vodafone - Good outdoor

Visit the Ofcom website for further information.

Broadband Coverage

Standard 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.

For more information, visit the gov.uk website.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9:00am to 5:00pm. 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.