

# Geoffrey & Collings Co

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[www.geoffreycollings.co.uk](http://www.geoffreycollings.co.uk)

**Fixed Price £240,000 Freehold**



**26 Lowgate, Lutton, Lincolnshire, PE12 9HP**

Welcome to this immaculately presented, fully-renovated 3-bedroom detached bungalow in the peaceful village of Lutton. With neutral decoration throughout, this bungalow will appeal to someone looking to move to a property where they can simply add their furnishings and feel instantly at home.

Internally, the bungalow boasts a bright and airy living/dining room with dual-aspect windows allowing light to flood in, but with a log-burning stove adding some cosy charm. The modern fitted kitchen with its integrated fridge-freezer, oven and hob has ample storage for all your essentials, whilst the shower room with its contemporary walk-in shower will suit anyone with mobility issues or who prefers the convenience of a shower. The garage has been converted to create an impressive master bedroom, whilst the two other bedrooms are also good-size doubles and so could suit a family that have outgrown a box room, or someone wanting plenty of space for visitors.

Externally, to the front of the property is a large stoned driveway providing off-road parking for multiple vehicles. The rear garden is fully enclosed with fencing, behind which are farmland views. The garden is mostly lawned in nature, with gravel borders with railway sleeper edging. The large wooden workshop/store which has power and lighting will appeal to a hobbyist/craftsperson, or could provide space for storing what might have otherwise been in a garage.

If you are looking for a move-in ready bungalow in a friendly village location just 2 miles from the amenities of Long Sutton, then contact us to arrange your viewing today.

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, Dentists, Hairdressers various eateries, schools and sports centre. 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.

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

## **Entrance Hall**

Coved, textured ceiling. 2 x ceiling light pendants. Loft hatch. Smoke detector. Composite door with a double-glazed leaded privacy window to the side. 2 x single power-points. BT point. Linoleum flooring.

## **Living/Dining Room**

19'5" x 12'10" (max) (5.93 x 3.92 (max))

Coved, textured ceiling. Ceiling light. uPVC double-glazed bay-style window to the front. uPVC double-glazed windows to the front and side. Contemporary log-burner set on a slate hearth. 2 x wall lights. 2 x radiators. 5 x double power-points. 2 x single power-points. TV point. LVT flooring.

## **Kitchen**

11'9" (max) x 9'1" (3.60 (max) x 2.77)

Coved ceiling. Strip light. uPVC double-glazed privacy door to the side. uPVC double-glazed window to the side. Fitted base units with a worktop over with a coordinating splashback. Stainless steel sink and drainer with a stainless steel mixer tap. 'Bosch' ceramic induction hob, Contrasting range of full height cupboards with an integrated fridge-freezer and an eye-level 'Bosch' oven and grill. 3 x double power-points. Single power-point. Linoleum flooring.

## **Bedroom 1**

16'3" x 9'5" (4.97 x 2.88)

Ceiling light. uPVC double-glazed bay-style window to the front. uPVC double-glazed window to the side. Radiator. 4 x double power-points. Carpet flooring.

## **Bedroom 2**

13'8" x 9'1" (4.18 x 2.77)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. 2 x double power-points. Single power-point. TV point. Carpet flooring.

## **Bedroom 3**

10'6" x 9'10" (3.21 x 3.02)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. Power-points.

## **Shower Room**

9'1" x 5'11" (2.78 x 1.81)

Coved, textured ceiling. Ceiling light. uPVC double-glazed privacy window to the side. Contemporary 3-piece suite comprising a low-level WC, a pedestal hand basin and a walk-in shower enclosure with a mains-fed, dual-headed shower. Heated towel rail. Tile flooring.

## **Outside**

To the front of the property is a large stoned driveway providing off-road parking for multiple vehicles. Contemporary lighting illuminates the area. A pedestrian gate to the side of the bungalow provides access to the rear garden.

The rear garden is fully enclosed with fencing, behind which are farmland views. The garden is mostly lawned in nature, with gravel borders with railway sleeper edging. Stepping stone slabs lead across the lawn to the wooden workshop/store which measures approximately 4.70(m) x 2.20(m). The workshop benefits from 4 x double power-points and lighting. An additional wooden storage shed provides space for outdoor essentials.

## **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 B. 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**

Mobile phone signal coverage can be checked using the following links –

[www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://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](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

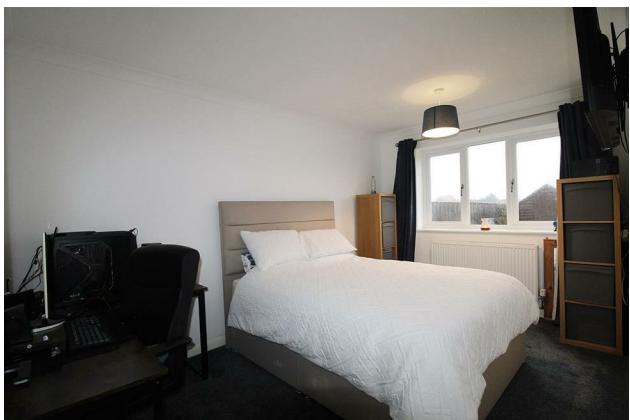
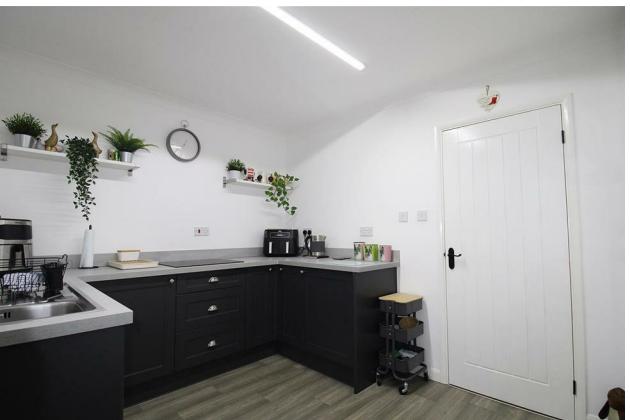
## Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and turn right onto Park Lane. Turn left onto Daniels Gate, and at the end of the road, turn right to stay on Daniels Gate. Take a slight left onto Lutton Gowts and continue onto Lutton Bank. Turn left onto Lowgate where 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 5:00pm. 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.





17 Blackfriars Street  
King's Lynn  
Norfolk  
PE30 1NN

7b Hunstanton Road  
Dersingham  
Norfolk  
PE31 6HH

Email: [property@geoffreycollings.co.uk](mailto:property@geoffreycollings.co.uk)

50 Marshland Street  
Terrington St Clement  
Norfolk  
PE34 4NE

13 High Street  
Long Sutton  
Lincolnshire  
PE12 9DB

## **REFERRAL FEE DISCLOSURE**

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

### **REFERRAL SERVICE PROVIDERS:**

#### **Conveyancing**

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

#### **Financial Services**

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

#### **Surveys**

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

#### **Energy Performance Certificates**

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

**You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.**