

LONG SUTTON

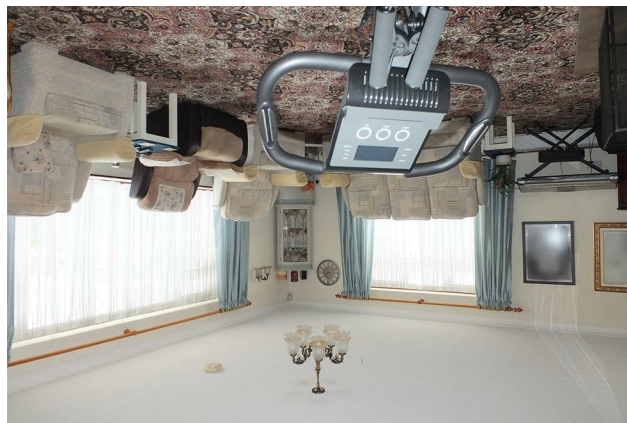
The village of Sutton Bridge, has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The small but busy Market Town of Long Sutton is located approximately 2 miles away and has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Library, Fromongers, 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. Sutton Bridge is also within an hour's drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

A rare opportunity to put your own stamp on an impressive 4+5 bedroom bungalow, set on a 1/2 acre plot in a central village location. This detached family home offers flexible living accommodation, with annex/multi-generational living potential. It currently comprises a generously sized kitchen, living room and separate dining room, as well as a family bathroom and utility room. Other rooms include a study, office, and garden room, as well as further parking space in the integral double garage. The large driveway offering parking for multiple vehicles, as well as further parking space in the integral double garage. The large garden to the rear and sides is mostly laid to lawn with a large patio area. An impressive driveway provides off-road parking for multiple vehicles. Viewings are highly recommended to appreciate the space on offer and the potential it offers!

87 Bridge Road, Sutton Bridge, Lincolnshire, PE12 9SD



Offers in the region of £395,000 Freehold



Porch

5'0" x 7'10" (1.547 x 2.41)

uPVC part privacy-glazed door with aluminium framed double-glazed windows to front. Textured ceiling. Ceiling light pendant. Part glazed wooden door and wooden windows to hall.

Hall

26'8" x 7'10" (8.13 x 2.41)

Aluminium framed double-glazed window to kitchen. uPVC part glazed door and aluminium framed double-glazed windows to garden room. Textured ceiling. Skylight. 2 x strip lights. 2 x wall lights. Fitted base units with drawers.

Garden Room

12'0" x 6'2" (3.68 x 1.89)

uPVC part glazed door to rear. Wooden windows to rear. Privacy double-glazed aluminium framed windows to WC's x 2. Textured ceiling. Light pendant.

Utility Room

15'2" x 9'2" (4.64 x 2.80)

Aluminium framed double-glazed window to rear. Coved ceiling. 2 x ceiling lights. Wall light. Stainless steel sink with drainer. Space and plumbing for washing machine. Space for tumble dryer and other appliances. Wall mounted viessman vitodens 100 system boiler. Fitted base units.

Hallway to Bedroom 1

4'5" x 5'4" (1.35 x 1.63)

Part-glazed wooden door. Coved ceiling. Smoke detector.

Annex WC

4'5" x 5'10" (1.36 x 1.80)

Coved, textured ceiling. Ceiling light. Extractor fan. Aluminium framed privacy double-glazed window to Garden Room. Mid-level WC. Pedestal hand basin.

Bedroom 1

Aluminium framed double-glazed window to side. Coved ceiling. Ceiling light.

Garage

19'7" x 19'10" (5.98 x 6.05)

Loft hatch. Ceiling lights x 3. 2 x electric roller shutter doors. Fitted work benches.

Inner hallway

12'4" x 6'9" (3.78 x 2.07)

Coved, textured ceiling. Ceiling light. Light pendant. Smoke detector.

Dining Room

17'0" x 11'10" (5.20 x 3.62)

Part-glazed wooden door and aluminium framed double-glazed windows to office. Coved, textured ceiling. Ceiling light.

Office

13'0" x 5'2" (3.97 x 1.59)

Wooden framed double-glazed window to rear. 2 x wooden privacy-glazed doors to sides. Textured ceiling. Ceiling light.

Living Room

19'9" x 16'6" (6.03 x 5.03)

Aluminium framed double-glazed windows to front and side. Coved, textured ceiling. Ceiling light. Smoke detector. 4 x wall lights.

Bedroom 4

12'1" x 12'1" (3.69 x 3.70)

Aluminium framed double-glazed window to side. Coved, textured ceiling. Light pendant. Smoke detector. Hand basin with vanity unit. Fitted drawer units. Built-in wardrobes.

Bedroom 2

12'0" x 11'10" (3.68 x 3.62)

Aluminium framed double-glazed window to side. Coved, textured ceiling. Light pendant. Smoke detector. Hand basin with vanity unit. Fitted drawer units. Built-in wardrobes.

Bedroom 3

12'1" x 11'10" (3.70 x 3.63)

Aluminium framed double-glazed window to rear. Coved, textured ceiling. Light pendant. Smoke detector. Fitted drawer units. Built-in wardrobes.

Cloakroom

3'6" x 4'3" (1.09 x 1.30)

Coved, textured ceiling. Ceiling light.

WC

3'6" x 7'1" (1.09 x 2.16)

Aluminium-framed privacy double-glazed window to Garden Room. Coved, textured ceiling. Ceiling Light. Extractor fan. Mid-level WC and pedestal hand basin. Radiator.

Bathroom

11'9" x 7'1" (narrow) 10'0" (wide) (3.60 x 2.18 (narrow) 3.07 (wide))

Aluminium framed privacy double-glazed window to rear. Coved, textured ceiling. Ceiling light. Fully tiled walls and floor. Fitted suite comprising bath with tiled surround, mid-level WC, hand basin with vanity unit and shower cubicle with mains-fed shower. Airing cupboard with shelving. Radiator.

Study

11'10" x 11'10" (3.62 x 3.62)

Aluminium framed double-glazed window to front. Coved, textured ceiling. Ceiling light.

Kitchen

12'6" x 11'10" (3.83 x 3.61)

Aluminium framed double glazed window to hall. Textured ceiling. Ceiling light. Matching wall and base units with drawers and worktop over. Stainless steel sink with double drainer. Space for freestanding oven. Space for fridge. 6 x double power-points.

Outside

To the front is a large driveway with turning space, as well as an area suitable for a motorhome/touring caravan etc. There is an area laid to lawn.

To the rear is an extensive fully enclosed garden with a patio area from the Garden Room, and then steps down to a further patio space. The rest of the garden is laid to lawn.

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 Band 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 coverage can be checked using the following links –

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

<https://www.signalchecker.co.uk/>

Broadband coverage can be checked using the following links –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

This postcode is deemed as very low risk of surface water flooding and 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

www.gov.uk/request-flooding-history

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Directions

From the Geoffrey Collings Long Sutton office, head south-east on High Street/B1359. Continue onto Bridge Road. The property is on the right hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.30pm. Saturday: 9.00pm to 1.00pm.

Please visit www.geoffreycollings.com for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT OUR LONG SUTTON BRANCH 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.