

# LONG SUTTON

The small but busy Market Town of Long Sutton is located approximately 3 miles away and has a good range of amenities including Co-Op Store/Post Office, One Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 19 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 50-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.

MUST BE VIEWED this beautifully decorated 4/5 bedroom detached bungalow (3 bedroom + 1 bedroom and separate living room annex or variations of) with field views to the rear and sitting centrally on a 0.5-acre plot (STMS). It offers luxurious, spacious accommodation, perfect for a growing family. With super-sized rooms to include a large conservatory overlooking the garden and open views. The garden has been very well designed and maintained, offering a large patio area, perfect for entertaining in the summer months. With modern, contemporary finishes throughout, it really is quite exceptional. The front of the property has gated off-road parking for numerous vehicles, caravan, motorhome, trailer etc as well as a double garage with a games room/store room above.

## The Beeches, 32 Main Street, Gedney Dyke, Lincolnshire, PE12 0AJ



**Offers in excess of £500,000 Freehold**



#### Reception Hall

7'5" x 5'8" (2.28m x 1.73m)

Textured and coved ceiling. Part glazed, double glazed decorative UPVC front door with matching side panels and a brick storm porch over (with light). Wood effect laminate flooring. Door to:

#### Shower Room

5'2" x 3'6" (1.59m x 1.09m)

Textured and coved ceiling. UPVC double glazed window to front. Low-level WC. Wall-mounted vanity hand basin with drawer and a mixer tap over. Shower cubicle with a mains-fed shower.

#### Kitchen

19'9" x 10'6" (6.04m x 3.22m)

2x double glazed UPVC windows to front (twin aspect). Range of matching contemporary wall and base units with worktops over. One and a half bowl butler-style sink with a mixer tap over. Tiled splashbacks. Freestanding cooker with an extractor fan over. Space and plumbing for a washing machine. Space for large freestanding American style fridge. Space for tall freezer. 7x double and 1x single power points. 2x Radiators. Wood-effect, "Karndean" style flooring. Decorative double doors to:

#### Living Room

19'10" x 12'11" (6.05m x 3.96m)

Textured and coved ceiling. 2 sets of patio doors to the front and side (double aspect). Decorative dado rail. Electric feature fireplace with a marble surround and hearth. 3x double and 1x single power points. Aerial socket. Telephone socket. 2x radiators. Wood-effect, "Karndean" style flooring.

#### Rear Hallway

23'2" x 10'4" (7.08m x 3.16m)

Textured and coved ceiling. Decorative dado rail. Door to part-shelved, part-hanging rail cupboard housing the hot water cylinder. 2x double power points. Radiator. Smoke alarm. Loft access hatch. Wood-effect, "Karndean" style flooring. Door to inner hall / annex.

#### Conservatory

16'6" x 14'9" (5.03m x 4.51m)

Part-brick part UPVC double glazed conservatory with patio doors to the side. Part double glazed UPVC door to rear. Heat-efficient polycarbonate roof. Tiled floor. Power points. Radiator.

#### Home Office / Bedroom 5

9'3" x 6'5" (2.83m x 1.97m)

Textured and coved ceiling. UPVC double glazed window to rear. 2x double power points. Radiator.

#### Bedroom 4

9'4" x 9'0" (2.85m x 2.75m)

Textured and coved ceiling. UPVC double glazed window to rear. Built-in part-shelved cupboard. 1x double and 1x single power points. TV Aerial point. Radiator.

#### Bedroom 3

12'7" x 9'6" (3.86m x 2.92m)

Textured and coved ceiling. UPVC double glazed window to rear. Laminate flooring. Large built-in wardrobe. 2x single power points. TV aerial socket. Radiator.

#### Bathroom

8'9" x 7'7" (2.69m x 2.32m)

Textured and coved ceilings. Double glazed UPVC window to front. Low-level WC. Countertop hand basin + vanity units. Panelled bath with a mains fed-shower and a shower curtain over. Tiled splashbacks. Radiator.

#### Annex

Currently used as a Master Bedroom with en-suite spa bathroom, dressing room, utility room. and bedroom 2. - As an Annex, the accommodation would comprise, large living room with front door access, a fitted kitchen and utility room, a double bedroom, and a spa bathroom.

Details as below:

#### Inner Hall

15'4" x 3'2" (4.68m x 0.98m)

Textured and coved ceiling. 1x single power point. Wood-effect, "Karndean" style flooring.

#### Bedroom 2 / Annex Master Bedroom

14'7" x 7'2" (4.46m x 2.20)

Textured and coved ceiling. UPVC double glazed window to front. 1x double and 2x single power points. Radiator.

#### Master Bedroom / Annex Living Room

17'11" (max) x 17'5" ( 5.48m (max) x 5.32m)

Textured and coved ceiling with inset ceiling lights. UPVC double glazed window to front. Double glazed door to front with a matching side panel. 4x double power points. TV Aerial point. 2x Radiators.

#### Dressing Room / Annex Utility Room

9'3" x 4'0" (2.83m x 1.22m)

Textured and coved ceiling with inset ceiling lights. Radiator. Loft access

#### En-Suite Spa Bathroom / Annex Bathroom

8'10" x 5'8" (2.71m x 1.75m)

Textured and coved ceiling. UPVC double glazed window to rear. Panelled whirlpool bath with lights, mixer tap and showerhead. Low-level WC. Wall-mounted floating vanity design hand basin.

#### Utility Room / Annex kitchen

8'4" x 6'10" (2.56m x 2.10m)

Part-glazed double glazed UPVC door to the rear. UPVC double glazed window to rear. Range of matching base and tall units with worktops over. Plumbing for a washing machine. Tumble drier. Stainless steel sink and drainer with a mixer tap over. Cooker socket. 3x double power points.

#### Outside

To the rear a beautiful mature garden with field views. Offering neat, manicured lawns surrounded with mature hedging and with borders, trees, bushes and shrubs. A large patio area with steps to lawns. A large wooden shed with double doors to the front and a single door to the side. Outside lighting and outside tap. To the front further borders with mature trees, bushes and shrubs surrounded with hedging. A very large area offering off-road, gated parking for numerous vehicles. trailers, motorhome, caravan etc along with a double garage/workshop. Outside lighting. Attractive wrought iron gates to front. Plot total =

#### Double Garage / Workshop

19'0" x 17'3" (5.81 x 5.27)

uPVC up and over doors. Power points. Lighting. Wooden pedestrian door to side. Wooden window to side. Stairs to first floor.

#### Games Room / Store

14'4" x 9'11" (4.37m x 3.04m)

2x Velux windows. Wooden flooring. 1x double power point. 4x side storage attics.

#### Council Tax

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

#### Energy Performance Certificate

EPC Band E. 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 - Oil 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](http://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](http://www.gov.uk/check-long-term-flood-risk)

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

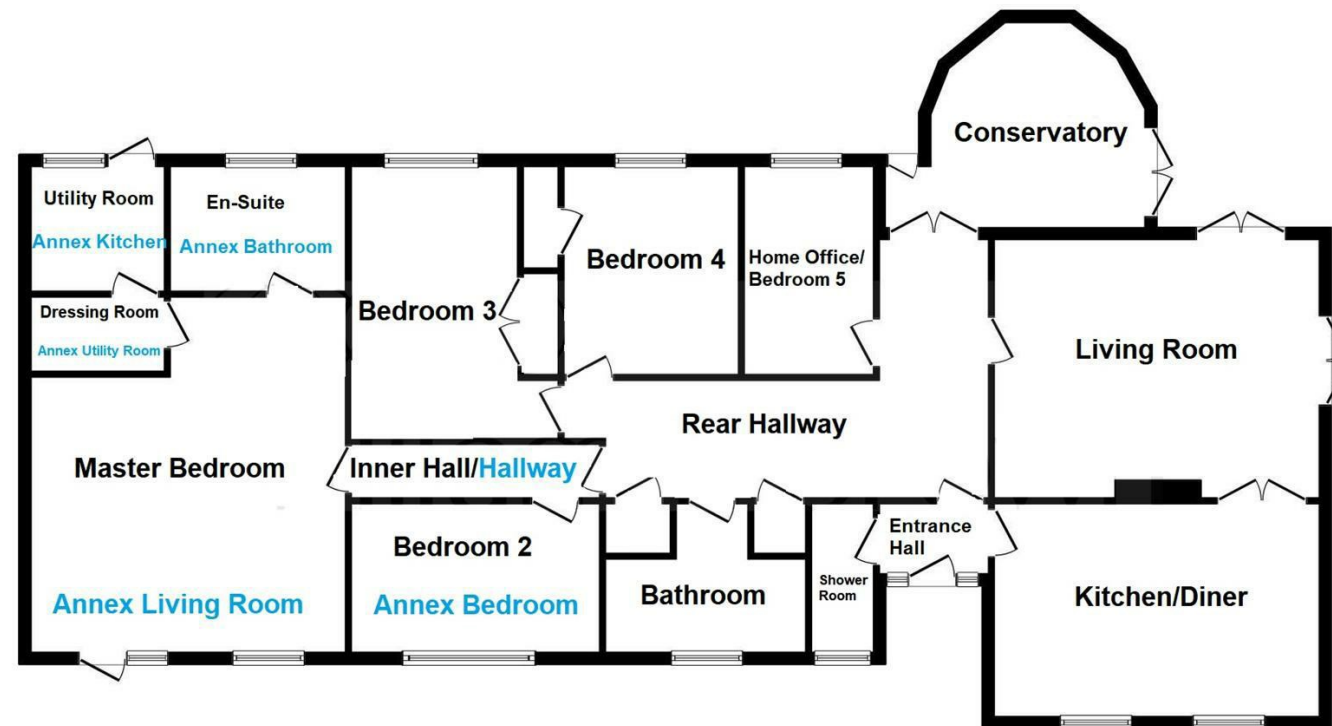
#### Directions

From our office in Long Sutton, head north-west on High St and continue for 1.5miles towards Holbeach. At the roundabout, take the 4th exit towards Gedney Dyke. Take the second turning on the right onto Kingsgate and follow the road for 1.4 miles. Turn left onto Main Street at the T junction. The property can be located on the left-hand side a short way along.

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 and Saturday 9.00am to 1.00pm.

Please visit [www.geoffreycollings.co.uk](http://www.geoffreycollings.co.uk) for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT YOUR NEAREST OFFICE OF GEOFFREY COLLINGS & CO FOR A FREE MARKETING APPRAISAL.



#### Floorplan also showing use as Annex

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

**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.