

LONG SUTTON

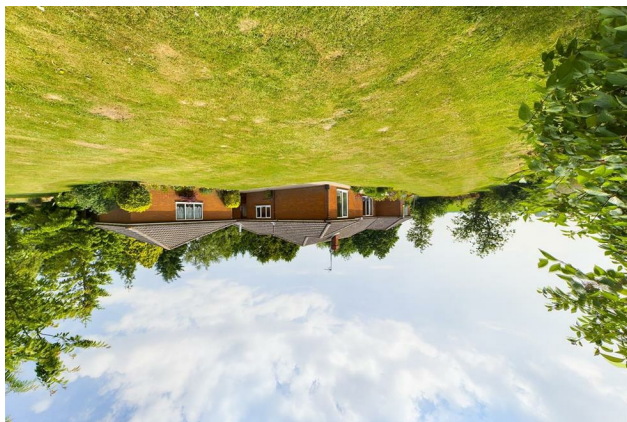
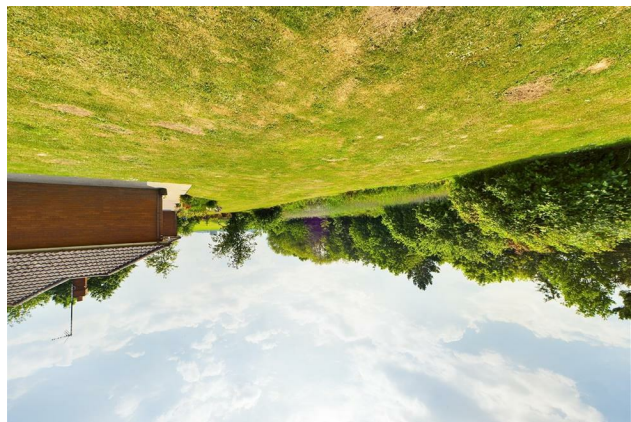
Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The busy Market Town of Long Sutton is situated approximately 4 miles away having further amenities, local restaurants and schools etc. There is a regular bus service throughout the day between the larger Market Towns of Spalding and Kings Lynn which is an interesting river port and ancient Market town. Both are about 13 miles away and have onward coach and rail links 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 it's country park.

A large 4-bedroom detached bungalow, situated on a 1-acre plot, in an idyllic rural location. This property offers spacious accommodation including living room, separate dining room, sitting room/snug, kitchen with pantry, utility room, cloakroom, 4 generous bedrooms with en-suite to bedroom 1 and a family bath and shower room. The garden offers a wildlife lovers and bird watchers paradise, with a large lawn that wraps around the property decorated with colourful flower beds. The garden extends to the rear, bursting with nature and wildlife including Nuthatches, Cuckoos and two resident King Fishers. This property benefits for a large double garage/workshop and off-road parking for multiple vehicles, motorhomes or caravans. Vacant possession and no forward chain. This property is not to be missed, arrange your viewing today!

December Cottage Guys Head Road, Sutton Bridge, Lincolnshire, PE12 9QL



Offers in the region of £495,000 Freehold



Entrance Hallway

10'9" x 8'3" (3.30 x 2.53)

Coved and textured ceiling. Loft access. Part wood, part uPVC door to front with matching uPVC double-glazed window panels. Access to large storage cupboard (1.23 x 0.93). Thermostat. Telephone point. Power points. Radiator.

Living Room

17'11" x 13'8" (5.47 x 4.18)

Coved and textured ceiling. uPVC double-glazed sliding door to garden. Marble fireplace with wooden surround. Access to Hallway and Dining Room. TV point. Double power points. Radiator.

Dining Room

13'9" x 11'6" (4.20 x 3.52)

Coved and textured ceiling. uPVC double-glazed window to rear. Access to kitchen and Sitting Room. TV point. Power points. Radiator.

Sitting Room / Snug

13'10" x 11'10" (4.24 x 3.61)

Coved and textured ceiling. uPVC double-glazed sliding doors to garden. uPVC double-glazed window to side. Power points. Radiator.

Kitchen

11'10" x 11'9" (3.61 x 3.59)

Coved and textured ceiling. uPVC double-glazed window to side. Matching wall and base units with worktop over. Stainless steel sink and drainer with mixer tap. 'Russell Hobbs' electric hob. Eye-level 'Zanussi' double oven. Breakfast bar. Double power points. Radiator. Tile effect flooring.

Utility Room

8'9" x 11'10" (2.68 x 3.61)

Coved and textured ceiling. uPVC double-glazed window to front. Part uPVC, part double-glazed door to garden. Base units with worktop over. Space and plumbing for washing machine. Space for tall fridge freezer. 'Camroy' floor standing oil boiler. Radiator. Tiled floor.

Cloakroom

6'9" x 2'10" (2.08 x 0.87)

Coved and textured ceiling. uPVC double-glazed privacy window to front. Part tiled walls. Low-level WC. Pedestal hand basin. Radiator. Tiled floor.

Hallway

33'9" (max) x 3'3" (10.3 (max) x 1.01)

Power points. Radiator.

Inner Hallway

12'2" x 3'4" (3.71 x 1.04)

Coved and textured ceiling. Fire alarm. Providing access to all bedrooms. Airing cupboard housing hot water cylinder and storage. Radiator.

Bedroom 1

13'9" x 17'11" (max) 11'8" (min) (4.20 x 5.48 (max) 3.57 (min))

Coved and textured ceiling. uPVC double-glazed window to rear. TV aerial. Power points. Radiator.

En-Suite

9'9" x 5'9" (2.99 x 1.76)

Coved and textured ceiling. uPVC double-glazed privacy glass window to side. Pedestal basin. Low-level WC. Shower cubicle with mains fed shower. Part tiled walls. Mirror light with shaver socket.

Bathroom

9'9" x 8'1" (2.99 x 2.48)

Coved and textured ceiling. uPVC double-glazed privacy window to side. Panel bath with twin taps. Shower cubicle with mains fed shower. Low-level WC. Pedestal hand basin. Part tiled walls. Radiator.

Bedroom 2

13'9" x 11'10" (4.21 x 3.62)

Coved and textured ceiling. Triple aspect uPVC double-glazed to front and uPVC double-glazed window to side. Power points. Radiator.

Bedroom 3

11'6" x 7'3" (3.51 x 2.22)

Coved and textured ceiling. uPVC double-glazed window to front. Power points. Radiator. Wood effect flooring.

Bedroom 4

9'10" x 7'3" (3.01 x 2.21)

Coved and textured ceiling. uPVC double-glazed window to side. Power points. Radiator.

Garage

19'10" x 20'7" (6.06 x 6.29)

Double garage. 2 x up and over garage doors. Loft access. Fire alarm. Part uPVC, part double-glazed pedestrian door to side. Electricity and lighting.

Outside

This property sits on an acre of land. A front porch with lighting leads to a paved patio and a second patio can be found to the rear of the property. A large lawn wraps around the property, surrounded by mature trees, shrubs and bushes and decorated with colourful flower beds, The garden extends to the rear, bursting with nature and wildlife including Nuthatches, Cuckoos and two resident King Fishers. Outdoor lighting. Outdoor tap. Oil tank.

Council Tax

Council Tax Band C. For more information on the council tax please contact South Holland District Council (Tel: 01775 761161)

Energy Performance Certificate

EPC Band F. If you would like to view the full EPC, then please enquire at our Long Sutton office.

Services

Oil heating and private drainage are understood to be installed at the property but purchasers should make their own enquiries to the relevant authorities.

Directions

From the Geoffrey Collings office head northwest on High Street towards Market Place. Turn right onto Park Lane and left onto Daniels Gate. Continue on Daniels Gate to Lutton Gowts. After 0.7 miles take South Drove and follow for 2.8 miles. Turn right onto Guys Head Road. The property can be found on your right-hand side.

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

Please visit 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



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