

# LONG SUTTON

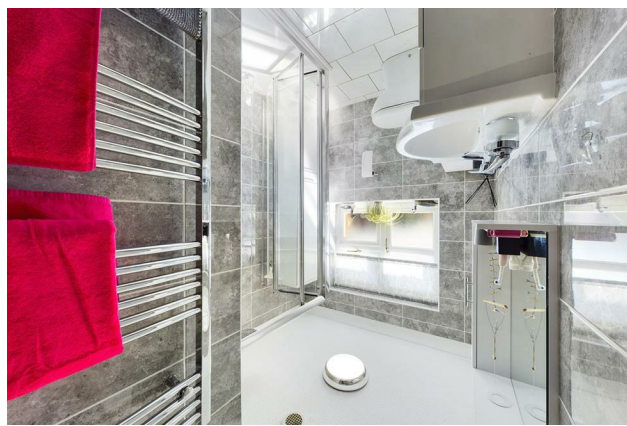
The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The market is held every Friday in Market Square. The larger towns 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.

A MUST-SEE PROPERTY! This stunning 3-bedroom detached bungalow is situated in a highly desirable and peaceful cul-de-sac, within walking distance of the town centre, and has much to offer. Tastefully decorated throughout and benefits from hardwooden 'Karnidean' flooring to multiple rooms. This home provides spacious open-plan living including modern fully fitted kitchen, dining room and living space with log burner. 3 good-sized bedrooms with en-suite to the bedroom 1 and contemporary family bathroom. To the rear an enclosed garden with well-manicured lawn and decorated with flowers, shrubs and bushes. A large patio offers the perfect spot to enjoy this beautiful garden. The front of the property is mostly laid to lawn with off-road parking for 2 vehicles and further space found in the single integral garage.

## 15 The Sidings, Long Sutton, Lincolnshire, PE12 9FA



Offers in the region of £375,000 Freehold



### Entrance Hall

7'0" (max) x 16'2" (2.15 (max) x 4.93)

Coved and textured ceiling. Loft access with ladder. Fire alarm. Part uPVC, part double-glazed front door with matching side panel. Access to cupboard housing hot water cylinder and shelf storage. Thermostat. 1x double power point and 2 x single power points. Telephone socket. Radiator. Karndean flooring.

### Open Plan Living Space

#### Kitchen / Dining Area

18'5" x 14'6" (5.63 x 4.44)

Coved ceiling. Inset ceiling lights. Fire alarm. uPVC double-glazed double-aspect windows to front and side. A range of matching modern wall, base, drawer and tall units including full-height pull-out drawer storage larder. Ceramic 1 1/2 bowl sink and drainer with stainless steel mixer tap. Breakfast bar. Integrated dishwasher and fridge freezer. Single electric oven. Gas hob with extractor fan over. Tiled splash backs. 5 x double power points. 1 x single power point. Pop-up electric socket with 3 x power points and 2 x USB points. Heating controls. 2 x radiators. Door to garage. Karndean flooring.

#### Living Space

16'11" x 11'4" (5.17 x 3.47)

Vaulted ceiling. Inset ceiling lights. Carbon monoxide alarm. Twin Velux windows. 2 x twin aspect uPVC double-glazed windows to rear. Trifold composite doors to patio. Log burner. 6 x double power points. TV aerial point. Radiator. Karndean flooring.

#### Bedroom 1

10'9" (to wardrobe) x 12'4" (max) (3.28 (to wardrobe) x 3.78 (max))

Coved and textured ceiling. Inset ceiling lights. uPVC double-glazed bay-style window to front. Built-in triple wardrobe. Tv aerial point. 2 x double power points. 1 x single power point.

#### En-Suite

4'6" x 3'11" (to shower) (1.38 x 1.20 (to shower))

Coved ceiling. Inset ceiling lights. Low-level WC. Vanity basin. Shower cubicle with twin head waterfall mains fed shower. Stainless steel independently heated towel rail. Extractor fan. Shaver socket.

#### Bedroom 2

11'8" x 11'0" (3.57 x 3.37)

Coved and textured ceiling. uPVC double-glazed window to front. 2 x double power points. TV aerial point. Radiator.

#### Bedroom 3

10'8" x 9'1" (3.26 x 2.78)

Textured and coved ceiling. uPVC double-glazed window to rear. 2 x double power points. TV aerial point. Radiator.

#### Bathroom

8'11" x 6'1" (2.72 x 1.87)

Textured and coved ceiling. Inset ceiling lights. uPVC double-glaze privacy window to rear. Vanity unit housing hand basin and WC. Shower cubicle with mains fed double head waterfall shower. Tall storage cupboard. Heated towel rail. Shaver socket. Tiled walls and non-slip tiled floor.

#### Single Integral Garage

16'0" x 9'6" (4.89 x 2.91)

Electric 'up and over' door. uPVC double-glazed window to side. Fire door into the bungalow. Plumbing for washing machine, space for tumble dryer. Worcester gas system boiler provides heating and hot water. Water softener. Power and lighting. "Outside" tap at the front of the garage for use at the front of the bungalow.

#### Outside

To the rear a neat enclosed garden featuring a well-manicured lawn and established borders with various flowers, shrubs and bushes. A large patio offers the perfect spot to enjoy this beautiful garden. Greenhouse with a raised vegetable bed to the side. 2 x wooden sheds. Plastic shed. Water butt. Side hand gate providing access to the front of the property. Outside lighting and tap.

The front of the property is laid to lawn decorated with plants and flowers. Off-road parking on the driveway for two vehicles.

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

### Services and Further Information

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

Central heating type - Gas central heating

Broadband and mobile phone coverage can be checked using the following link –

<https://www.ofcom.org.uk/phones-telecoms-and-internet/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.

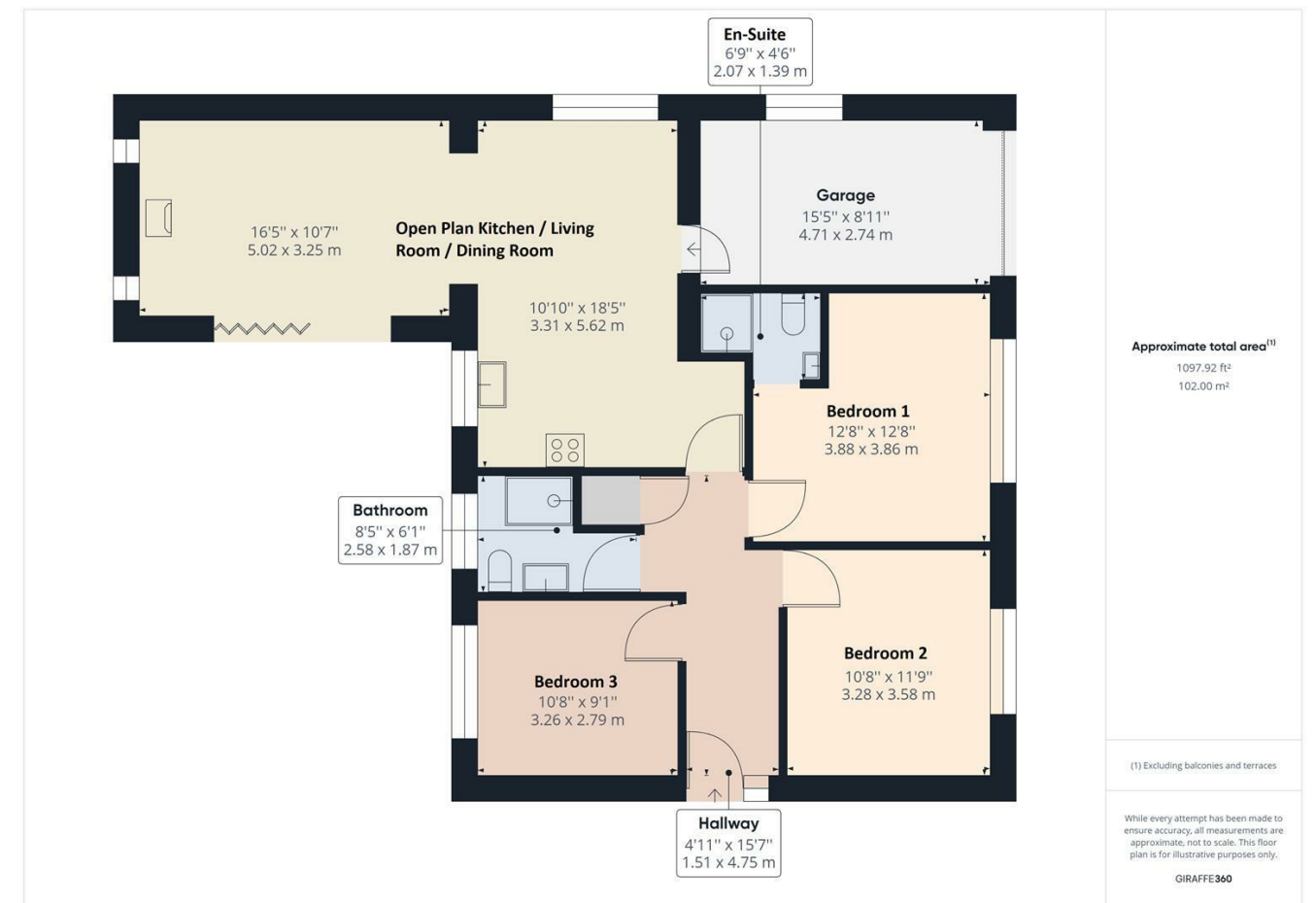
### Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 towards Market Place. Turn left onto Bull Lane. Continue onto Trafalgar Square/B1390. Turn right onto The Sidings.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

Please visit [www.geoffreycollings.com](http://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.