

LONG SUTTON

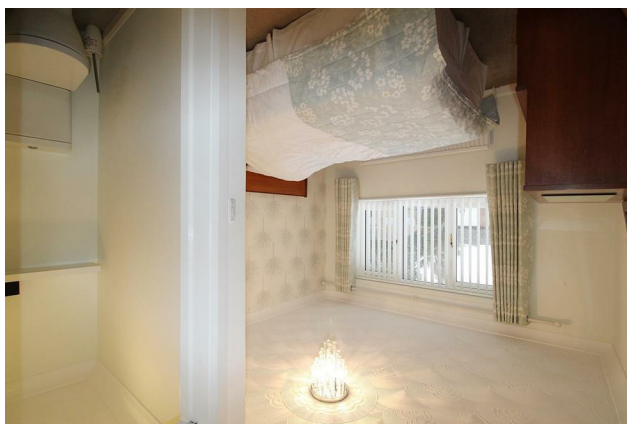
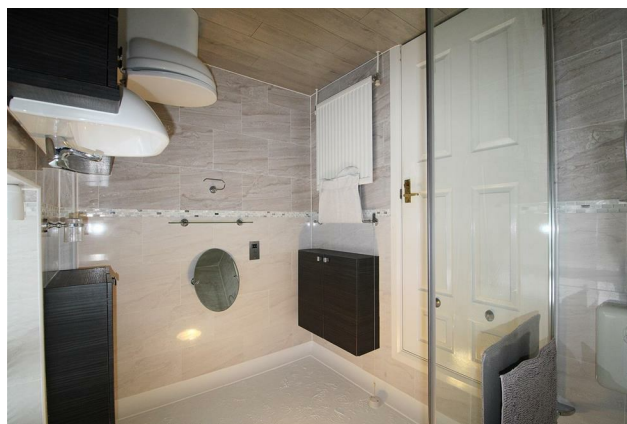
Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The busy Market Town of Long 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 hour's drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

An exceptionally spacious and well-presented 3-bedroom detached bungalow set on a quiet cul-de-sac in the village of Sutton Bridge. The bungalow benefits from generous living accommodation comprising a living room with multi-fuel burner, a huge conservatory (which could serve as a second sitting room/diner/family room), a fitted kitchen/diner, and a study/store room. There is a king-size bedroom, a double bedroom which benefits from an en-suite WC, and a single bedroom, along with a contemporary shower room. Outside to the rear is a pretty enclosed garden, mostly laid to lawn with a large patio area, and benefiting from 2 storage sheds and a glasshouse. To the front is a further lawned area and a driveway offering parking for multiple vehicles. The property is offered with VACANT POSSESSION AND NO FORWARD CHAIN.

70 Wrights Lane, Sutton Bridge, Lincolnshire, PE12 9RH



Offers in the region of £299,500 Freehold



Porch

7'9" x 5'11" (2.37 x 1.81)

Part brick, part uPVC privacy double-glazed construction with polycarbonate roof. uPVC privacy-glazed door to side and internal uPVC privacy-glazed door with matching side panel to hall. 1 x double power-point.

Entrance Hall

16'4" x 5'9"(max) 4'9"(min) (4.98 x 1.76(max) 1.46(min))

Coved, textured ceiling. Ceiling light pendant. Loft hatch providing access to partly-boarded loft. Airing cupboard housing hot-water cylinder and shelving. Storage cupboard. Radiator. Heating thermostat. Smoke detector. Carbon monoxide detector. 1 x double power-point. 1 x single power-point.

Living Room

19'6" x 11'8" (5.95 x 3.57)

Coved, textured ceiling. 2 x ceiling lights. 2 x wall lights. uPVC double-glazed window to front. Aluminium framed double-glazed patio doors to conservatory. Inset multi-fuel burning stove on tiled hearth with wooden mantle. Carbon monoxide detector. 4 x double power-points. 1 x single power-point. 2 x TV points. BT point.

Conservatory

19'5" x 11'5" (5.94 x 3.50)

Part brick, part uPVC double-glazed construction with uPVC double-glazed roof, all fitted with retractable blinds. uPVC double-glazed French doors to side. 2 x wall lights. Radiator. 4 x double-power-points.

Kitchen/Diner

14'2" x 10'2" (4.34 x 3.10)

Coved, textured ceiling. Inset ceiling lights. Ceiling fan. uPVC privacy double-glazed door to rear. uPVC double-glazed window to rear. Fitted range of matching gloss wall and base soft-close units with worktops over and tiled splashbacks. Under unit lights. Eye-level 'Neff' oven and grill. 5 burner stainless steel gas hob with matching stainless steel extractor over. Composite sink and drainer with stainless steel mixer tap. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Space for an under-counter fridge and freezer. 4 x double power-points. 1 x single power-point. TV point.

Bedroom 1

11'9"(max) 9'9"(to wardrobe) x 11'0" (3.60(max) 2.98(to wardrobe) x 3.36)

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to rear. Fitted mirrored wardrobe with sliding door. Radiator. 2 x double power-points.

Bedroom 2

11'7"(max) 8'4"(min) x 9'4" (3.55(max) 2.55(min) x 2.86)

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to front. Radiator. 3 x double power-points. 1 x TV point.

En-suite WC

5'6"(max) 4'11"(min) x 2'10" (1.70(max) 1.52(min) x 0.87)

Coved, textured ceiling. Ceiling light. Low-level WC. Vanity hand basin. Wall-mounted mirror and shelving.

Bedroom 3

11'7"(max) 9'4"(min) x 7'10" (3.54(max) 2.85(min) x 2.39)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to front. Radiator. 2 x double power-points. 1 x TV point.

Shower Room

8'0" x 5'8" (2.46 x 1.75)

Coved, textured ceiling. Ceiling light. uPVC privacy double-glazed window to side. Low-level WC and sink set in vanity unit. 2 x coordinating wall-mounted cupboards. Wall mounted 'Triton' electric shower with contemporary glass shower screen. Fully-tiled walls. Radiator.

Study/Store

8'9" x 8'5" (2.67 x 2.58)

Coved, textured ceiling. Strip light. Wooden framed privacy-glazed door from conservatory. Wall-mounted gas boiler. Fitted shelving. BT point.

Garage/Store

11'5" x 8'5" (3.49 x 2.58)

With electric up-and-over door. Strip light. Wall-mounted consumer unit. 1 x double power-point.

Outside

The front of the property is mostly laid to lawn, with a block paved driveway offering off-road parking for multiple vehicles.

To the rear of the property is a fully enclosed private rear garden, which is mainly laid to lawn, with established borders. There is a large patio area, ideal for outdoor dining/entertaining. The garden also benefits from two wooden storage sheds with power and a glasshouse, outside lighting, 2 x power-points and an outside tap.

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

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.

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

Directions

From our office in Long Sutton, head south-east on High Street/B1359. Continue onto Bridge Road. In approximately 3 miles turn left onto New Road. In 0.2 miles turn left onto Wrights Lane. Take the second right to stay on Wrights Lane and the bungalow is on the corner on the left 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 and Saturday 9.00am to 4.00pm.

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.

Ground Floor



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.