

LONG SUTTON

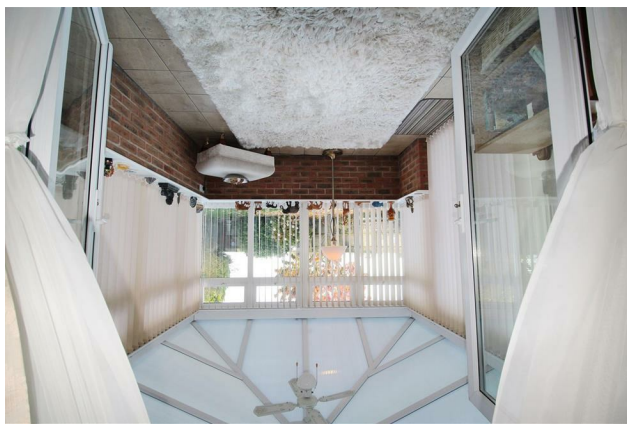
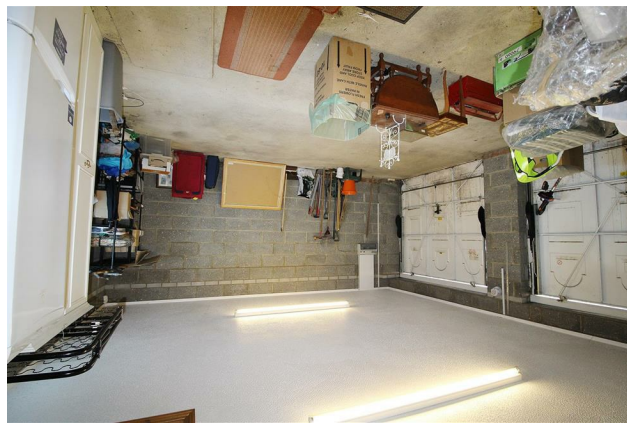
The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Butchers, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive. The smaller nearby Town of Sutton Bridge also offers a challenging Golf Course along with the Sir Peter Scott Walk.

A MUST-SEE - This extremely spacious 4-bedroom executive-style detached bungalow is situated in a very secluded, private non-estate location within walking distance to the town centre and local park. This immaculate home comprises of a large L-shaped hallway, a fully fitted, modern kitchen diner with a utility room off, a very generous sized living room with a lovely conservatory off, along with 3 double bedrooms with an en-suite shower room to the master bedroom, a 4th double bedroom currently utilised as a dining room, and a large 4-piece family bathroom. To the rear is a fully enclosed private garden, backing onto agricultural fields, and laid to lawn with borders decorated with mature trees, shrubs and flower beds. To the front of this property is a large block-paved driveway providing off-road parking for two vehicles leading to an integral double garage/workshop. This superb property is offered with vacant possession and no forward chain! Do not miss your chance to view.

17 Woad Lane, Long Sutton, Lincolnshire, PE12 9LD



Offers in the region of £350,000 Freehold



Entrance Hallway

21'11" (max) x 8'9" (max) (6.69 (max) x 2.69 (max))

L-shaped hallway. Coved and textured ceiling. Fire alarm. Part uPVC, part double-glazed door to front with matching side panels. Access to storage cupboard. Loft access. Thermostat. Telephone point. Internet point. Double power point. Radiator.

Kitchen

12'11" x 12'8" (3.95 x 3.88)

Coved and textured ceiling. Inset ceiling lights. uPVC double-glazed window to front. Matching wall and base units with worktop over. Composite 1 and 1/2 bowl sink with drainer. 'Rangemaster 90' cooker with extractor over. Integrated dishwasher. Double power points. Radiator. Tiled floor.

Utility Room

6'5" x 12'11" (1.96m x 3.96m)

Coved and textured ceiling. Part uPVC, part double-glazed door to side. uPVC double-glazed window to side. Base cupboards and worktop over. Stainless steel sink with drainer. Space and plumbing for washing machine and tumble dryer. Space for tall fridge freezer. Door to garage. Double power points. Radiator. Tiled floor.

Living Room

19'6" x 17'0" (5.95 x 5.20)

Coved and textured ceiling. Double aspect uPVC double-glazed windows to rear and side. uPVC double-glazed french doors to conservatory. Feature fireplace with electric fire. Double power points. TV aerial point. 2 x Radiators.

Conservatory

10'4" x 8'11" (3.17 x 2.74)

Brick base with uPVC double-glazed windows with French doors to side. TV aerial point. Double power points. Tiled floor.

Bedroom 1

12'4" x 10'11" (3.78 x 3.35)

Coved and textured ceiling. uPVC double-glazed window to front. Double-power points. Radiator.

En-Suite

10'11" x 5'4" (3.35 x 1.65)

Coved and textured ceiling. Inset ceiling lights. Extractor fan. uPVC double-glazed privacy window to front. Vanity unit with sink and WC. Step in shower cubicle with mains fed shower. 1 x heated towel rail. Tiled floor.

Bedroom 2

15'8" x 10'0" (4.79 x 3.07)

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

Bedroom 3

10'11" x 8'2" (3.35m x 2.49m)

Coved and textured ceiling. uPVC double-glazed window to rear. Double power points. Radiator.

Bedroom 4 (currently utilised as a dining room)

11'0" x 8'2" (3.37 x 2.50)

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

Bathroom

9'4" x 7'4" (2.85 x 2.25)

Coved and textured ceiling. Inset ceiling lights. uPVC double-glazed privacy window to rear. Vanity unit with basin and WC. Step in shower cubicle with mains fed shower. Panelled bath with twin taps. Fully tiled.

Double Garage

17'10" x 17'9" (5.44 x 5.42)

Double integral garage. Up and over garage doors. uPVC double-glazed window to side. 'Saunier Duval' wall-hung gas boiler. Power and lighting.

Outside

To the rear is a fully enclosed garden backing agricultural fields. Laid to lawn with patio ideal for outdoor dining. The garden is decorated with mature trees, bushes and flowerbeds. Outdoor lighting. Outdoor tap. Pedestrian gate providing access to front garden.

To the front is a small lawned area with flowers and bushes. Two off-road parking spaces and further space in the double integral garage.

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 D. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate

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

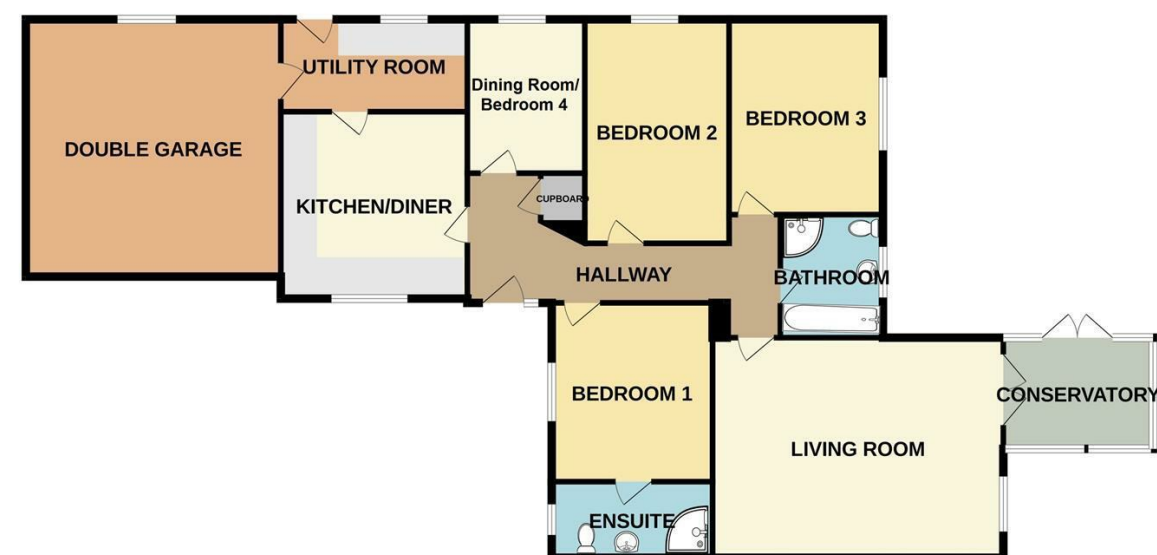
Directions

Head north-west on High Street towards Market Place. Turn right onto Park Lane and continue straight onto Park Road. Turn right onto Roman Bank before shortly turning left onto Woad Lane. The property can be found on your left-hand side, at the bottom of a private driveway.

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.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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.