

**LONG SUTTON**

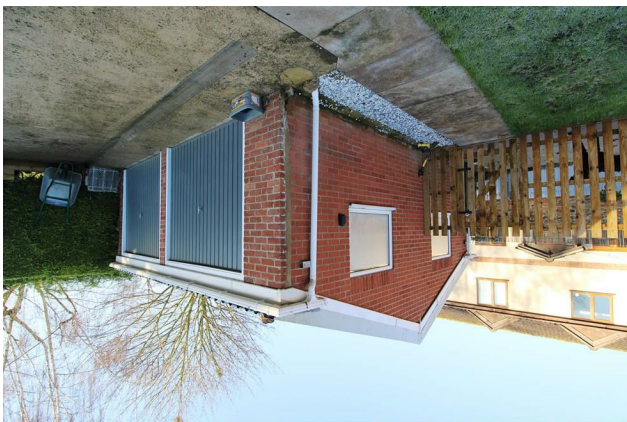
The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The market is held every Friday in Market Square. The larger towns 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 exceptionally spacious and modernised 3-bedroom detached bungalow is situated within walking distance of the town centre, on the main bus route from Kings Lynn to Spalding. Tastefully decorated throughout, this family home provides a modern open-plan fitted kitchen/diner, a separate living room, a conservatory/utility room, and a contemporary family bathroom with 4-piece suite, as well as 3 large double bedrooms. Outside, to the rear of the property is a garden laid mostly to patio with a well-manicured lawn and raised planter, and twin garages currently utilised as a workshop and store. The front of the property is an extensive driveway laid to gravel, offering parking for multiple vehicles, and this extends to the side of the bungalow where double gates can be opened to provide additional secure parking/access to the rear garages.

**64 Gedney Road, Long Sutton, Lincolnshire, PE12 9JN**



**Offers in the region of £320,000 Freehold**





### Entrance Porch

Inset porch with arched wooden double doors. Wooden door with feature stained-glass privacy window and privacy glass over to the impressive 7.94m hallway. Loft hatch. Radiator. 1 x double power-point. TV point.

### Living Room

13'0" x 11'11" (min) (3.97 x 3.64 (min))

Coved, textured papered ceiling. Ceiling light pendant. uPVC double-glazed bay window to front. uPVC double-glazed window to side. Feature alcove. Radiator. 2 x double power-points. 1 x single power-point. TV point.

### Kitchen/Diner

22'10" x 13'1" (max) ( 6.98 x 3.99 (max) )

Flat plastered ceiling. Inset ceiling lights. 2 x uPVC double-glazed windows to side. Fitted range of matching wall and base units with worktop over and tiled splashback. Breakfast bar. Freestanding stainless steel electric oven and grill with 5 burner gas hob and stainless steel 'Hotpoint' extractor over. 1 and 1/2 bowl composite sink and drainer with stainless steel tap with dual spray & pot filler. Space for free-standing American fridge-freezer. Wall mounted 'Ideal' combi-boiler concealed in wall-unit. 4 x double power-points.

### Utility Room/Conservatory

10'11" x 9'10" (3.35 x 3.01)

Part-brick, part-uPVC construction. Flat plastered ceiling. 2 x wall lights. Fitted base units and space and plumbing for a washing machine and space for a tumble dryer with worktop over. uPVC double-glazed windows to sides and rear. uPVC double-glazed door to rear. 2 x double power-points.

### Bedroom 1

12'11" x 11'11" (3.95 x 3.65)

Coved, papered ceiling. Ceiling light pendant. uPVC double-glazed bay window to front. uPVC double-glazed window to side. Radiator. 2 x double power-points.

### Bedroom 2

12'11" x 11'1" (3.95 x 3.39)

Coved, textured papered ceiling. Ceiling light pendant. Smoke detector. uPVC double-glazed window to side. Storage cupboard with shelving (measuring approx 0.68m x 0.32m). 2 x double power-points.

### Bedroom 3

11'5" x 10'11" (3.50 x 3.34)

Flat plastered ceiling. Ceiling light pendant. uPVC double-glazed window to side. Radiator. 2 x double power-points.

### Bathroom

8'4" x 7'10" (2.55 x 2.41)

Flat plastered ceiling. Inset ceiling lights. uPVC double-glazed privacy window to rear. Fully-tiled walls. Contemporary 4-piece suite comprising a vanity hand basin with a stainless steel mixer tap, a low-level WC, a bath with panel and stainless steel mixer tap and corner shower cubicle with a mains fed shower. Heated towel rail. Wall-mounted mirrored vanity cupboard.

### Outside

To the front of the property is a gravel driveway offering off-road parking for multiple vehicles. The driveway extends down the side of the bungalow, where double wooden gates can be opened to provide further secure parking (ideal for a motorhome/caravan/trailor) and access to the rear garages. To the rear of the property is a large patio area, ideal for entertaining, as well as an area laid to a well-manicured lawn with a raised flower bed. To the back of the garden is an area with a concrete base currently used as a dog-run, but it could be the ideal base for a summer house/shed etc.

### Garage

20'1" x 18'6" (total) (6.13 x 5.66 (total))

Twin garages currently utilised as a workshop and store.

Workshop measuring 6.13m x 3.09m with electric up and over door powered from 1 x single power-point. 2 x wooden framed windows to side. Light. 1 x double power-point.

Store measuring 6.13m x 2.57m with electric up and over door powered from 1 x single power-point. Wooden framed window to side. Light. 1 x double power-point.

### Council Tax

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

### Energy Performance Certificate

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

### Services

All mains supply services are understood to be installed, but purchasers should make their own enquiries to the relevant authorities.

Central heating type - Gas 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 the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 for approximately 0.6 miles where the bungalow is on the right-hand side.

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.

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 areas are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made and Released 02/22

**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.