

## LONG SUTTON

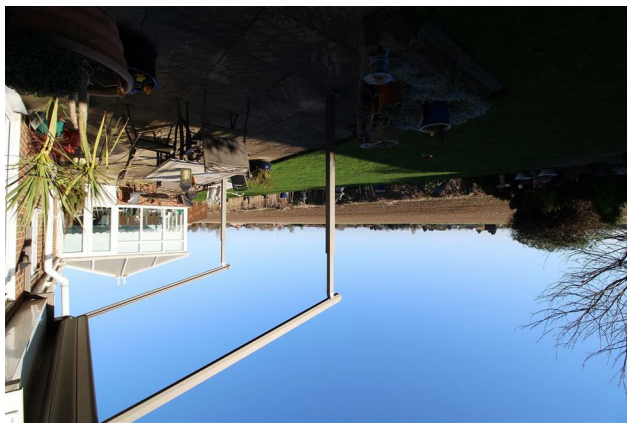
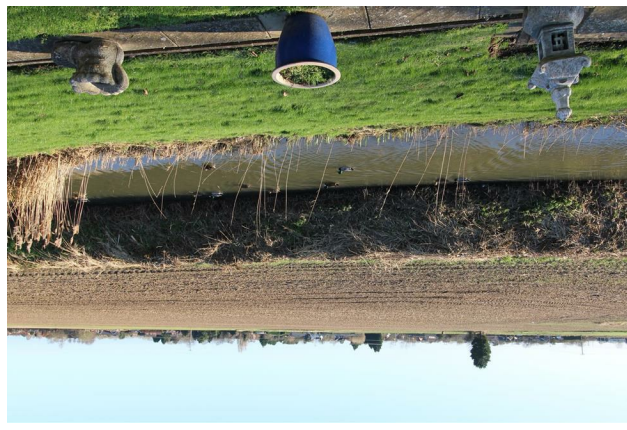
Found in a quiet cul-de-sac within walking distance to the local amenities, this well-presented 3-bedroom detached bungalow is sure to attract a lot of interest. This property offers generous and immaculately presented living accommodation comprising a living room with a feature fireplace, a fully fitted kitchen with breakfast bar as well as a separate utility room and a conservatory currently used for dining and relaxing. There are 3 double bedrooms with an en-suite to one, as well as a contemporary bathroom with 4-piece suite. To the sides and rear is a well-maintained garden with idyllic field views to the rear. There is the added benefit of a wooden storage shed and a wooden summer house with power and lighting. To the front of the property is off-road parking for 3 vehicles. Call to arrange your viewing today!

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 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.

### 5 Skelton Drive, Long Sutton, Lincolnshire, PE12 9FT



Offers in the region of £340,000 Freehold



### Porch

4'9" x 4'1" (1.46 x 1.27)

Coved, textured ceiling. Ceiling light pendant. uPVC privacy double-glazed door with matching side panel.

### Hallway

17'8" (max) x 5'3" (max) (5.39 (max) x 1.61 (max))

Coved, textured ceiling. Ceiling light pendant. Loft hatch. Smoke detector. Radiator. Heating thermostat. 1 x double power-point. BT point. Karndene flooring.

### Living Room

17'3" x 13'1" (max) (5.27 x 3.99 (max))

Coved, textured ceiling. Ceiling light. uPVC double-glazed bay-style window to front. Coal-effect gas fire with marble hearth and wooden mantle. 2 x radiators. 2 x double power-points. TV point.

### Kitchen/Breakfast Room

11'7" x 10'0" (3.55 x 3.06)

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to rear. Fitted range of matching wall and base units with worktop over and tiled splashback. 1 and 1/2 bowl ceramic sink with drainer and stainless steel mixer tap. Low-level 'Bosch' oven with 'Hotpoint' ceramic hob and stainless steel extractor fan over. Space for a tall fridge/freezer. Space and plumbing for slimline dishwasher. Breakfast bar. Radiator. 4 x double power-points. 1 x single power-point. Karndene flooring.

### Utility Room

6'5" x 6'5" (1.96 x 1.96)

Coved, textured ceiling. Ceiling light. Extractor fan. uPVC privacy double-glazed door to conservatory. uPVC double-glazed window to side. Full-height cupboard with shelving. Plumbing for dishwasher and space for additional appliance. Carbon monoxide alarm. Radiator. 1 x double power-point.

### Conservatory

11'10" x 10'4" (3.61 x 3.17)

Part-brick, part-uPVC double-glazed construction. uPVC double glazed windows to rear and sides. uPVC double-glazed door to front. uPVC double-glazed French doors to side. Ceiling fan light. Wall-mounted 'Dimplex' electric heater. 3 x double power-points.

### Bathroom

8'5" x 5'6" (2.59 x 1.68)

Coved, textured ceiling. Inset ceiling lights. Extractor fan. uPVC double-glazed privacy window to rear. 4-piece suite comprising wall-mounted vanity basin, low-level vanity WC, corner shower cubicle with 'Bristan' electric shower, and bath with panel and stainless steel mixer tap. Fully tiled walls. Radiator.

### Bedroom 1

11'11" x 11'2" (3.65 x 3.42)

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

### Bedroom 2

11'4" x 10'0" (3.47 x 3.07)

Currently used as a dining room. Coved, textured ceiling. Ceiling light. UPVC double-glazed French doors to rear. Radiator. 3 x double-power points. Karndene flooring.

### Bedroom 3

17'3" (max) x 8'4" (max) (5.26 (max) x 2.56 (max))

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to front. uPVC double-glazed French doors to side. Radiator. 3 x double power-points. TV point.

### En-Suite

8'3" x 3'3" (2.54 x 1.00)

Coved ceiling. Ceiling light. Extractor fan. uPVC double-glazed privacy window to side. 3-piece suite comprising low-level vanity WC, wall-mounted vanity basin and shower cubicle with mains-fed shower. Heated towel rail.

### Outside

To the front of the property is a paved driveway offering parking for 3 vehicles, and a well maintained lawn.

To the rear and sides of the property are extensive patio areas and a manicured lawn. A retractable awning extends from the property offering shelter from the sun if required. There is a wooden storage shed to one side of the property, and to the other side is a wooden summer house with wooden French doors and windows measuring 1.80m x 1.80m with the added benefit of power and lighting. There is also an outside tap.

### Please Note

This property is subject to a restrictive covenant relating to the back garden whereby the building of permanent structures must be approved by the Internal Drainage Board. Structures currently in situ have received relevant permissions.

### 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 C. 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 Geoffrey Collings Long Sutton Office, head south-east on High Street/B1359. In 0.3 mi turn left onto Seagate Road. Take the second right onto Coulsuan Gardens before turning left on Skelton Drive. The property can be found 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. Saturday: 9.00am to 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.