

LONG SUTTON

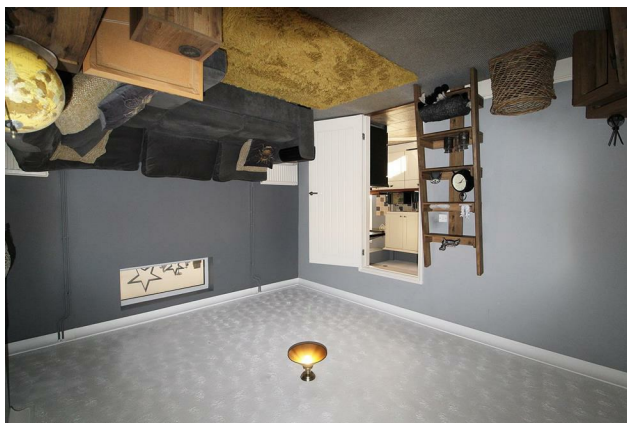
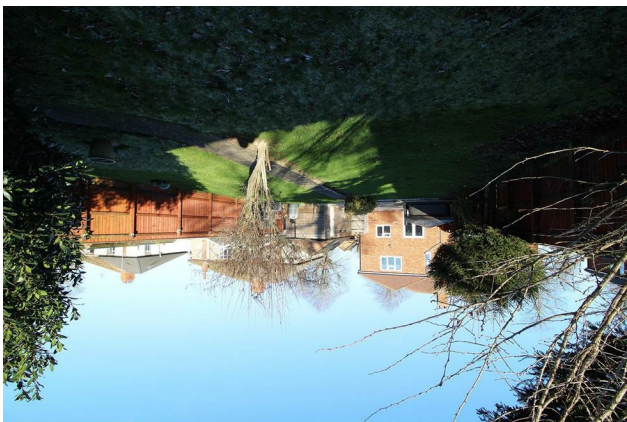
Long Sutton is a small but busy Market Town with a good range of amenities, including Co-Op Store/Post Office, Tesco 'One Stop' shop, hardware and electrical stores, Boots, Health Centre, Dentists, and various eateries and a Primary School. The larger towns of Kings Lynn and Spalding are approximately 13 miles away and have onward rail and coach links to London and the North. There is also a bus service to the Market Town of Wisbech which is about 10 miles away. The north Norfolk coast is just a 45-minute drive. The smaller nearby town of Sutton Bridge also offers a small Marina and a challenging Golf Course

This thoughtfully extended 4-bedroom semi-detached house provides exceptionally spacious accommodation, contemporary in presentation, whilst maintaining the character of the property. With a pre-school, primary school and secondary school all within walking distance, this property is ideal for a growing family looking for a forever home. Downstairs comprises a bright and airy living room, a snug ideal for cosy movie nights, and an L-shaped kitchen/diner with French doors to the garden, the perfect space for entertaining extended family and friends. Upstairs are two king-size bedrooms, a third double bedroom, and a fourth single room currently used as an office. The contemporary 4-piece bathroom completes the offering inside. Outside does not disappoint, with a rear garden laid to patio and lawn with pedestrian access to Cinder Ash Park. The 8-seater hot-tub with automated gazebo over is sure to be a hit for all the family. To the front of the property is a driveway offering parking for 4+ vehicles, with the former garage providing additional storage space. This property won't be around for long. Arrange your viewing today to avoid disappointment!

12 Park Road, Long Sutton, Lincolnshire, PE12 9DJ



Offers in the region of £350,000 Freehold



Entrance Hall

Coved, textured ceiling. Ceiling light pendant. Smoke detector. uPVC double-glazed door with uPVC double-glazed side panels. Under-stairs storage cupboard. Radiator. 1 x double power-point. BT point.

Living Room

14'2" (max) 32'6" (min) x 12'5" (4.33 (max) 9.91 (min) x 3.81)

Coved, textured ceiling. Ceiling light. 2 x wall lights. uPVC double-glazed bay window with curved radiator underneath. Dado rail. Attractive cast iron fire grate set on a hearth with wooden surround and mantle. 3 x double power-points. TV point.

Snug

13'5" x 12'5" (max) 10'9" (min) (4.10 x 3.80 (max) 3.29 (min))

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed high-level window to Kitchen/Diner. Storage cupboard with internal double power-point. 2 x radiators. 1 x double power-point.

Kitchen/Diner

21'7" (max) 10'2" (min) x 18'6" (max) 8'4" (min) (6.60 (max) 3.11 (min) x 5.65 (max) 2.56 (min))

L-Shaped Kitchen/Diner. Spotlights throughout. Ceiling light over dining area. Smoke detector. Heat detector. uPVC double-glazed window to side. uPVC door with double-glazed privacy window to side. uPVC double-glazed window to rear. uPVC double-glazed French doors to rear. Skylight. Fitted range of matching wall and base units with worktops over and tiled splashbacks. Space for freestanding American-style fridge-freezer. 'Leisure' Range cooker with 'Leisure' extractor over. Porcelain sink and drainer with stainless steel rinsing tap. Integrated dishwasher. Integrated 'Logik' washing machine. Wall-mounted Veissmann boiler concealed in cupboard. Radiator. 8 x double power-points. 1 x single power-point. Tiled floor.

Landing

Coved, textured ceiling. Ceiling light pendant and ceiling light. Smoke detector. Loft hatch providing access to part-boarded loft with light. uPVC double-glazed porthole window to side. 1 x double power-point.

Bedroom 1

13'0" x 12'6" (3.98 x 3.82)

Coved ceiling. Ceiling light pendant. uPVC double-glazed bay window to front. Picture rail. Feature panelled wall. 3 x radiator. 3 x double power-points. TV point.

Bedroom 2

14'11" x 10'2" (4.55 x 3.10)

Ceiling light pendant. uPVC double-glazed window to rear. Radiator. 2 x double power-points. 1 x single power-point.

Bedroom 3

13'5" x 9'1" (max) 7'11" (min) (4.09 x 2.79 (max) 2.43 (min))

Coved, textured ceiling. Spotlights. uPVC double-glazed window to rear. Radiator 3 x double power-points.

Bedroom 4

7'11" x 7'4" (2.43 x 2.26)

Currently used as an office. Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to front. Radiator. Picture rail. 2 x double power-points. BT Point.

Bathroom

10'0" x 8'5" (3.07 x 2.59)

Coved ceiling. Spotlights. Extractor fan. 2 x uPVC double-glazed privacy windows to side. Contemporary 4-piece suite comprising low-level WC, pedestal hand basin, D-shaped bath with panel and central mixer tap with wall-mounted shower head attachment and shower enclosure with mains-fed overhead rain shower and wall-mounted hand-held shower head. Storage cupboard housing hot water cylinder measuring approximately 0.93 x 0.70. Heated towel rail.

Outside

To the front of the property is a low-level brick wall and well-maintained hedges. The gravel driveway offers parking for 4+ vehicles and further extends to the side of the property. There is outside lighting to each side of the front door.

To the rear of the property is an enclosed rear garden with an expansive patio area ideal for outdoor relaxing/dining/entertaining, upon which an impressive 8-seater 'Jacuzzi' hot-tub with a 'Covana' automated gazebo over also sits. The remainder of the garden is set to lawn with established trees/bushes. through which a concrete path leads to a pedestrian gate providing access to Cinder Ash park, set in which is also a popular pre-school. A second pedestrian gate provides access to the driveway. The garden benefits from power points and a storage shed measuring approximately 2.18m x 1.96m with a uPVC door with double-glazed window.

Garage/Store

16'4" x 8'10" (4.98 x 2.71)

To the rear side of the property, the former garage has been converted to a storage space. It benefits from a strip light and power-point. There is the potential to convert the store back to a garage.

Services and Further Information

Mains electric, water and a septic tank are all understood to be installed at this property.

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

<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

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

Energy Performance Certificate

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

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 for approximately 249ft and turn right onto Park Lane. Continue onto Park Road where the property is on the left-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 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. Made with Metropac ©2024

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.