

# LONG SUTTON

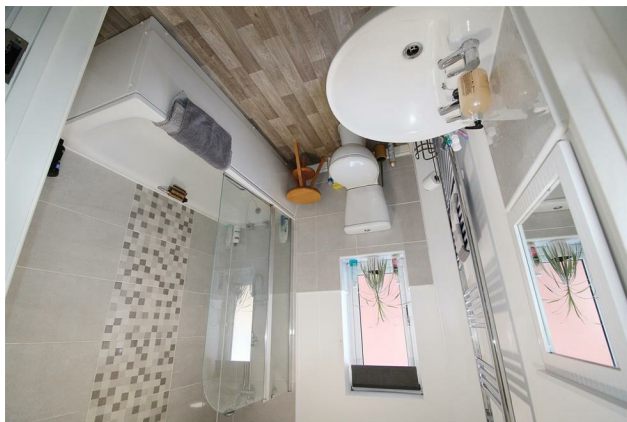
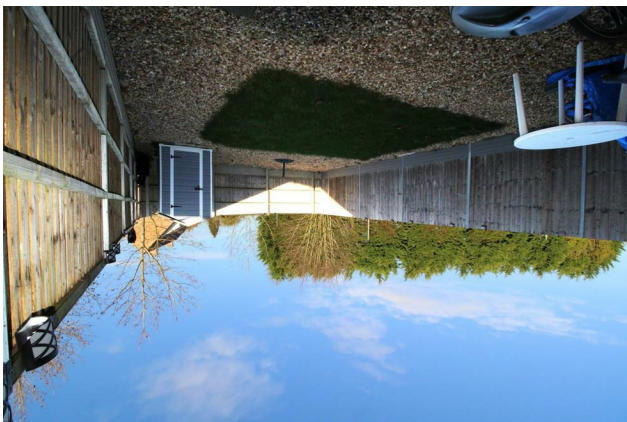
The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Butchers, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 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 small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

Built in 2021, this 2 bedroom semi-detached 35% shared ownership (leasehold) property is in a popular and convenient location within walking distance of local amenities. The generously proportioned accommodation, being neutrally decorated throughout, is move-in ready with the potential to add your own decor style. The property comprises a living room, a kitchen-diner and a downstairs cloakroom, as well as two large double bedrooms and a family bathroom. Outside, the property has an enclosed garden, laid to lawn with low-maintenance gravel borders, and it also benefits from a plastic storage shed and an outside tap. Directly outside the front of the property are two off-road parking spaces. This property is certain to be snapped up quickly. Viewings are highly recommended to appreciate the space on offer! Other % shared ownership options are available. The property can also be purchased (freehold) for £182,500. The property is being offered with vacant possession and no forward chain.

## 12 Thompson Close, Long Sutton, Lincolnshire, PE12 9DE



Offers in the region of £63,875 Leasehold



### Entrance Hall

Ceiling light pendant. Smoke detector. uPVC privacy double-glazed door to front. Stairs to first floor. Radiator. 1 x double power-point. BT point.

### Living Room

14'0" x 11'0" (4.28 x 3.37)

2 x ceiling light pendants. uPVC double-glazed window to front. Under-stairs storage cupboard. Radiator. 3 x double power-points. TV point. Heating control. Consumer unit.

### Kitchen/Diner

14'8" x 11'6" (4.48 x 3.52)

Ceiling light and ceiling light pendant. Carbon monoxide alarm. uPVC double-glazed window to rear. uPVC privacy double-glazed door to side. Fitted range of contrasting wall and base units with seamless worktop and splashback over. 1 and 1/2 bowl stainless steel sink and drainer with stainless steel mixer tap. Electric oven with 4-burner gas hob and stainless steel extractor hood with coordinating stainless steel splashback. Space and plumbing for washing machine. Space for a tall fridge-freezer. Radiator. 6 x double power-points. 1 x single power-point.

### Downstairs Cloakroom

5'2" x 3'2" (1.58 x 0.98)

Ceiling light. Extractor fan. Low-level WC and wall-mounted hand basin with tiled splashback. Heated towel radiator.

### Landing

Ceiling light pendant. Loft hatch. Smoke detector. 1 x double power-point.

### Bedroom 1

14'8" (max) 11'0" (min) x 9'8" (4.48 (max) 3.36 (min) x 2.95)

Ceiling light pendant. uPVC double-glazed window to front. Storage cupboard with shelving measuring approx. 0.99 x 0.79 (m). Radiator. 3 x double power-points. TV point. BT point. Heating control.

### Bedroom 2

14'8" x 8'9" (4.48 x 2.68)

Ceiling light pendant. uPVC double-glazed window to rear. Radiator. 3 x double power-points. TV point.

### Bathroom

6'9" x 6'7" (2.07 x 2.02)

Ceiling light. Extractor fan. uPVC double-glazed privacy window to side. 3-piece suite comprising low-level WC, pedestal hand basin and bath with panel and mains fed shower over with glass shower screen. Heated towel radiator. Shaver point.

### Outside

To the front of the property is block-paved parking spaces for 2 vehicles. To the side of the property, a pedestrian gate provides access to the kitchen door, over which there is an outside light, and further to the rear garden. The rear garden is laid to lawn with low-maintenance gravel borders. It benefits from an outside tap and a plastic storage shed measuring approx. 1.75 x 1.15 (m).

### Council Tax

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

### Energy Performance Certificate

EPC Rating B. 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.

### Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and turn left onto Bull Lane. Continue onto Trafalgar Square/B1390. Turn right onto Thompson Close and the property is located on the right-hand side.

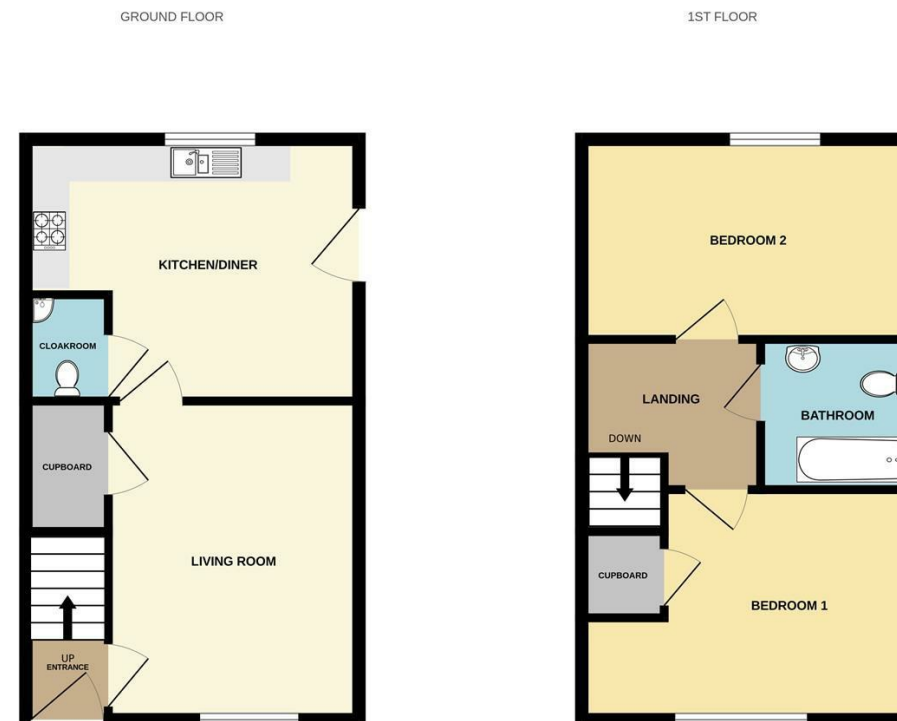
FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

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.

### FURTHER INFORMATION

The price stated is for a 35% shared ownership (leasehold) purchase. With a Monthly rental payable at £285.00. There are 122 years remaining on the lease. This property is also available to purchase for £182,500 (freehold). Please ask for more information.



**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.