

LONG SUTTON

Sutton St James is a small village, offering local amenities including butchers, public house, post office, shop and primary school. The village of Tydd St Mary can be found approx 3 miles away. Offering a good selection of amenities including Village Stores, Butcher, The Five Bells Pub with restaurant, and a Church. The town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk. The small but busy Market Town of Long Sutton is located approximately 5 miles away and 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 (approx 19 miles), Peterborough (approx 21 miles) and Spalding (approx 13 miles) have ongoing coach and rail links direct to London and the North. The North Norfolk coast is less than an hour's drive away.

This 3-bedroom detached bungalow set on a 6 acre (stms) rural but not isolated plot, with no near neighbours, has much to offer. The generous living accommodation comprises a living/dining room with open fire and a conservatory off, a fully fitted kitchen with sun room off, a king-size master bedroom with en-suite shower room, a second double bedroom, a third single bedroom and a 4-piece bathroom with separate shower. The integral garage with electric roller-shutter door benefits from a sink and houses the oil-fired combi-boiler which was installed in 2023. Outside to the rear is a low-maintenance garden with established shrubs/bushes/trees, raised planters and a fixed awning. Situated behind the rear garden is a 2-bedroom static caravan in good condition, with plumbing and electricity benefiting from a shower room and en-suite, with an open-plan kitchen and living area. To the side of the property are 2 greenhouses and a polytunnel, and land in excess of 5 acres and laid to grass, ideal for paddocks/smallholding.



Ashby Old Fendyke, Sutton St. James, Lincolnshire, PE12 0HE



Offers in the region of £500,000 Freehold



Hallway

Coved ceiling. 2 x ceiling light pendants. uPVC double-glazed privacy door with double-glazed privacy side panel. 2 x storage cupboards with shelving. Radiator. 1 x double power-point. Telephone point. 2 x smoke detectors. Door bell chime.

Living Room

14'1" x 13'10" (4.31 x 4.22)

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to front. uPVC double-glazed window to side. Open fire with brick surround and wooden mantle over. 2 x double power-points. 2 x single power-points. 2 x TV points. Wide archway to dining room.

Dining Room

9'10" x 9'3" (3.02 x 2.82)

Coved, textured ceiling. Ceiling light. Wooden-framed double-glazed sliding patio door to rear. uPVC double-glazed sliding patio door to side conservatory. 1 x double power-point. 1 x single power-point.

Conservatory

14'3" x 10'4" (4.36 x 3.16)

Part-brick, part uPVC double-glazed construction with a polycarbonate apex roof. uPVC double-glazed French doors to rear. Ceiling fan light. Radiator. 1 x double power-point. TV point.

Kitchen

14'10" x 9'10" (4.53 x 3.02)

Coved ceiling. Ceiling light. uPVC double-glazed window to rear. uPVC double-glazed privacy door to sun room. Fitted range of matching wall and base units with worktop over and tiled splashback. 1 and 1/2 bowl stainless steel sink and drainer with stainless steel mixer tap. Electric hob with extractor over. Integrated under-counter fridge. Integrated dishwasher. Eye-level fan oven and eye-level microwave oven. Space for an American-style fridge/freezer. 2 x double powerpoints over counter and additional points for appliances within cupboards.

Sun Room

25'5" x 7'9" (7.77 x 2.38)

uPVC double-glazed construction with a polycarbonate roof. uPVC double-glazed door to each side. Radiator. Wall-light.

Bathroom

9'10" x 6'8" (3.02 x 2.05)

Ceiling light. Wooden-framed double-glazed privacy window to rear sun room. 4-piece suite comprising shower cubicle with mains-fed shower, bath with panel and stainless steel lever taps, and an L-shaped vanity unit housing a low-level WC and hand basin with storage cupboards. Fully-tiled walls. Radiator.

Bedroom 1

13'4" x 9'10" (4.07 x 3.02)

Coved, textured ceiling. Ceiling fan light. Wooden-framed double-glazed window to rear sun room. Radiator. 2 x double power-points. 1 x single power-point. TV point.

En-Suite

9'9" x 5'10" (2.99 x 1.78)

Ceiling light. uPVC double-glazed privacy door to sun room. 3-piece suite comprising a shower cubicle with 'Bristan' electric shower and bi-fold door, a mid-level WC and a vanity hand basin unit. Storage cupboard providing space and plumbing for a stacked washing machine and tumble dryer. Door to garage.

Bedroom 2

12'11" x 10'4" (3.94 x 3.16)

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

Bedroom 3

10'4" x 8'11" (max) 6'7" (min) (3.17 x 2.73 (max) 2.02 (min))

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to front. Radiator. 2 x double power-points. TV point.

Outside

The front of the property is mostly laid to lawn, with a large gravel driveway and established trees.

To the rear of the bungalow is a low-maintenance garden with extensive patio areas bordered by decorative slate, stone and gravel. There are established shrubs, bushes and trees, and a raised planter. A fixed polycarbonate awning provides shelter for outside seating/dining. The garden also benefits from two sheds with dog/cat runs and a quaint summer house. There is an outside tap, outside socket and outside light.

Situated behind the rear garden is a 2 bedroom 'Willerby Granada XL' static caravan in very good condition, with plumbing and electricity. In addition to the two bedrooms, it benefits from an open-plan kitchen and living area, and en-suite to the main bedroom and a shower room.

To the side of the property are 2 greenhouses and a polytunnel. The land measures approx 5.5 acres and is laid to grass, ideal for paddocks/smallholding.

Glass House

91'11" x 18'0" (28.02 x 5.5)

Glass house with solid roof and part concrete floor.

Garage

12'11" x 10'4" (3.94 x 3.16)

Electric roller-shutter door to front. Light. Stainless steel sink and drainer with stainless steel level taps and base unit cupboard beneath. Floor-standing 'Grant' combi-boiler which was installed in 2023. High-level shelving.

Services and Further Information

Mains electric, water and private drainage are all understood to be installed at this property.

Central heating type - Oil-fired 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 E. 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. In 0.1 miles, turn left on to Bull Lane and continue on Trafalgar Square/B1390. At the roundabout, take the 2nd exit onto Cowpers Gate/B1390. Follow the road to the right onto St James Road/B1390 and continue for 3.1 miles before turning right on to Chapelgate/B1165. In 0.7 miles, turn left onto Broadgate, and in a further 0.7 miles turn right onto Old Fen Dyke. The property can be found on the left-hand side after approximately 302ft.

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.co.uk for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT YOUR NEAREST OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.

Further Information

The National Grid has recently announced for consultation a proposal to construct a new overhead powerline. The route of the powerline has yet to be decided. If National Grid goes ahead with this proposal, the new powerline could be anywhere from close to the bottom of the field to 1.5miles away. The precise route, if the proposal is adopted, is unlikely to become clear during the next 2-3 years. Significant objections have been raised to this proposal by Lincolnshire County Council and the Police and Crime Commissioner.

GROUND FLOOR
1562 sq.ft. (145.1 sq.m.) approx.



TOTAL FLOOR AREA : 1562 sq.ft. (145.1 sq.m.) approx.

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.