

LONG SUTTON

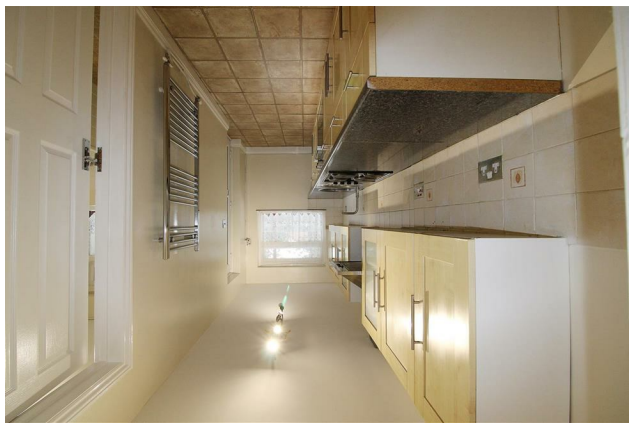
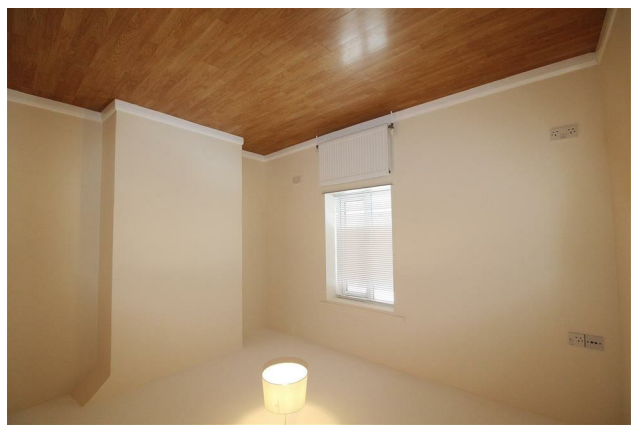
The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 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.

Calling all first-time buyers - Be the first to view this very well-presented 2-bedroom terraced house, neatly and neutrally decorated throughout. This property benefits from a spacious living room/dining room, kitchen and downstairs bathroom. To the upstairs is a good-sized master bedroom and a second double bedroom. To the rear is an enclosed, low-maintenance courtyard. This property benefits from access to an off-road car parking area for residents and visitors of Seagate Terrace. The property is offered with vacant possession and no forward chain.

18 Seagate Terrace, Long Sutton, Lincolnshire, PE12 9AA



Offers in the region of £125,000 Freehold



Living Room / Dining Room

21'11" x 11'5" (max) (6.70 x 3.49 (max))

Part uPVC, part double-glazed door to front. uPVC double-glazed window to front. Electric fire with surround. Stairs to first floor. Access to large understairs cupboard with sloped ceiling (2.62 x 0.72 m). 3 x Double power points. 1 x Single power point. BT Openreach socket. TV aerial point. 2 x Radiators. Wood effect flooring.

Kitchen

15'9" x 5'5" (4.81 x 1.67)

Step up and bifold doors to kitchen. Part uPVC, part privacy double-glazed door to rear courtyard. uPVC double-glazed window to rear. Matching wall and base units. Stainless steel sink and drainer with mixer tap. 'Hotpoint' oven. 'Lamona' electric hob. Space for tall fridge freezer. Space for 2 x under-counter appliances and plumbing for washing machine. 2 x Double power points. 1 x Single power points. Stainless steel heated towel rail. Tiled floor.

Bathroom

9'8" x 5'3" (2.96 x 1.62)

uPVC privacy window to rear. Vanity sink with storage. Low-level WC. Panelled bath with mixer taps and shower head attachment. Extractor fan. Wall-hung electric heater. 2 x Heated towel rails. Tile effect flooring.

Bedroom 1

11'7" x 6'8" (3.54 x 2.07)

uPVC double-glazed window to front. 3 x Double power points. 1 x Single power point. TV aerial point. Radiator. Wood effect flooring.

Bedroom 2

12'0" x 8'6" (3.68 x 2.61)

uPVC double-glazed window to rear. Double cupboard housing 'Potterton' wall-hung boiler and storage. 3 x Double power points. 1 x Single power point. BT Openreach socket. TV aerial point. Loft access. Wood effect flooring.

Outside

To the rear is an enclosed, low-maintenance courtyard with shelter overhead. Lighting. Outdoor tap. Pedestrian gate to rear walkway, leading to off-road car parking area for residents and visitors of Seagate Terrace.

Council Tax

Council Tax Band A. 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, but purchasers should make their own enquiries to the relevant authorities.

Central heating type - Gas

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.

Directions

From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359 for approximately 0.3 miles. Turn right onto Seagate Road. Parking for the property can be found on the left-hand side. The property is a short walk down Seagate Terrace and can be found on your right-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.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.



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 Metagen 12/23

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.