

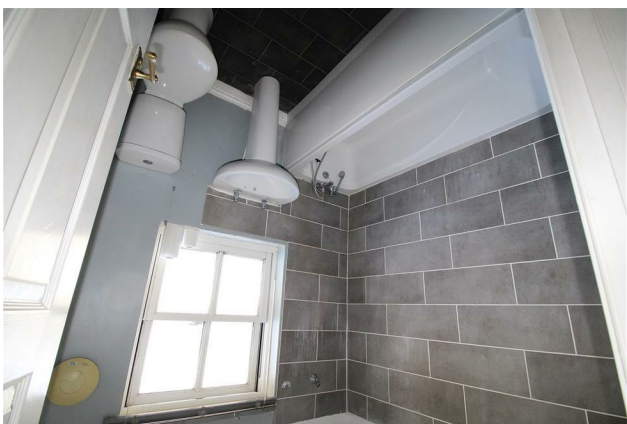
# LONG SUTTON

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, Opticians, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The market is held every Friday in Market Square. 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 INVESTORS AND FIRST-TIME BUYERS! Put your own stamp on this 2-bedroom semi-detached property. Set in an ideal location, within walking distance to local town centre. This property consists of fully fitted kitchen, good-sized living room with patio doors to the rear, a downstairs cloakroom, two double bedrooms upstairs and family bathroom. To the rear of the property is a low-maintenance enclosed courtyard with patio and gravelled area. Arrange your viewing today to avoid disappointment!

## 6 Park Lane, Long Sutton, Lincolnshire, PE12 9DH

Offers in the region of £145,000 Freehold



### Hall

9'8" x 3'1" (2.97 x 0.96)

Part hardwood, part double-glazed front door. Smoke alarm. Radiator. Wood effect flooring.

### Kitchen

10'0" x 8'8" (3.05 x 2.65)

Hardwood double-glazed sash window to front. Range of matching wall and base units with worktop over. Stainless steel sink and drainer with mixer tap. Tiled splash backs. Built-in electric oven and gas hob with extractor fan over. Tall cupboard housing intergrated freezer and freestanding fridge. Space and plumbing for washing machine. Radiator. Power points.

### Living Room

15'7" x 10'7" (4.75 x 3.25)

Hardwood double-glazed sash windows to rear. Part hardwood, part double-glazed patio doors to rear courtyard. Access to understairs storage cupboard. BT Openreach point. TV aerial socket. 4 x double power pints. Wood effect laminate flooring.

### Downstairs Cloakroom

5'7" x 2'9" (1.71 x 0.85)

Wooden double-glazed privacy sash window to front. Pedestal hand basin. Low-level WC.

### Landing

9'8" x 6'5" (max) (2.97 x 1.97 (max))

Loft access. Smoke alarm. Double power point.

### Bedroom 1

13'0" x 11'5" (max) (3.97 x 3.48 (max))

Wooden double-glazed sash window to rear. Large cupboard storage with shelves and Glow-worm gas boiler. BT Openreach socket. 3 x double power points. Radiator.

### Bedroom 2

9'2" x 8'10" (2.81 x 2.70)

Wooden double-glazed sash window to front. 2 x double power points. Radiator.

### Bathroom

6'3" x 5'8" (1.92 x 1.74)

Wooden double-glazed privacy sash window to front. Panelled bath with twin taps and shower head attachment. Pedestal hand basin. Low-level WC. Extrator fan. Radiator.

### Outside

To the rear is a low-maintenance courtyard with patio and gravelled area, decorated with various mature shrubs. Fully enclosed with wooden fencing and brick wall. Outdoor lighting. Unrestricted on-street parking is available at the front of the property.

### Services and Further Infomation

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.

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

### Directions

From the Geoffrey Collings Long Sutton office, head northwest towards the Market Place, take the first turning on the right into Park Lane. The property can be found on the 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 and Saturday 9.00am to 1.00pm.

Please visit [www.geoffreycollings.co.uk](http://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.  
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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.