

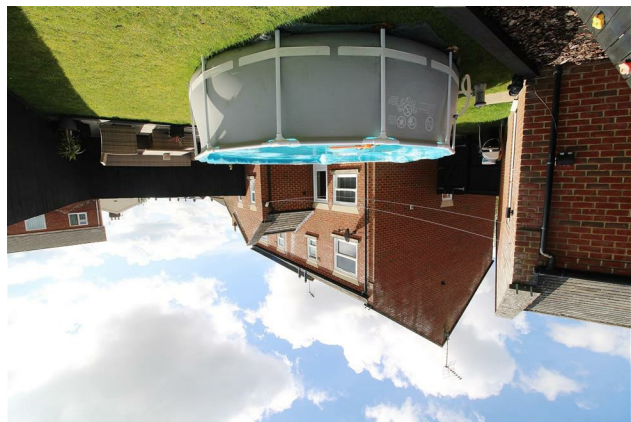
LONG SUTTON

THE PERFECT FIRST-TIME BUY! This neat 2-bedroom semi-detached property is set in an ideal location, within walking distance to the local town, schools and public transport links. This property comprises of living room, fully-fitted kitchen diner, downstairs cloakroom, two double bedrooms and family bathroom. To the rear is a well-kept fully enclosed garden, offering large patio, lawn and children's play area. This property benefits from an off-road parking space for 1 vehicle and further space in the single garage. Arrange your viewing today!

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 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.

11 Minster Court, Long Sutton, Lincolnshire, PE12 9GL

Offers in the region of £185,000 Freehold



Hallway

5'5" x 4'11" (1.67 x 1.50)

Coved ceiling. Part uPVC, part double-glazed privacy glass front door. Thermostat. Double power point. Radiator. Wooden flooring.

Living Room

14'2" x 11'0" (4.32 x 3.36)

Coved ceiling. Double aspect uPVC double-glazed sash windows to front and side. Access to understairs storage cupboard with power and lighting. Double power points. Radiator. Wood effect flooring.

Kitchen Diner

14'2" x 9'8" (4.34 x 2.95)

Coved ceiling. Inset ceiling light. Part uPVC, part double-glazed door to garden. uPVC double-glazed sash window to rear. Range of matching wall and base units with worktop over. Stainless steel 1 1/2 bowl sink with drainer and mixer tap over. Integrated 'Bosch' oven. 'Smeg' gas hob with extractor fan over. Integrated fridge and freezer. Space and plumbing for washing machine. 4 x double power point. 1 x single power point. Radiator. Tiled floor.

Downstairs Cloakroom

6'2" x 3'2" (1.90 x 0.99)

Coved ceiling. uPVC double-glazed privacy sash window to rear. Pedestal hand basin. Low-level WC. Part-tiled walls. Radiator. Tiled floor.

Landing

6'8" x 6'1" (max) (2.04 x 1.87 (max))

Coved ceiling. Loft access. Smoke alarm. Access to airing cupboard housing 'Ideal Logic' gas combi boiler and storage shelves.

Bedroom 1

14'3" x 12'2" (max) (4.35 x 3.71 (max))

Coved ceiling. Twin aspect uPVC double-glazed sash windows. Double power points. 2 x radiators.

Bedroom 2

9'2" (to wardrobe) x 7'8" (2.81 (to wardrobe) x 2.36)

Coved ceiling. uPVC double-glazed sash window to rear. Double power points. TV aerial socket. Radiator.

Bathroom

6'0" x 6'0" (1.85 x 1.83)

Coved ceiling. Inset ceiling lights. uPVC double-glazed privacy sash window to rear. Pedestal hand basin. Panelled bath with twin taps and mains-fed shower over. Low-level WC. Shaver socket. Fully tiled walls and floor. Radiator.

Garage

18'3" x 8'10" (5.57 x 2.70)

Single link-detached garage. 'up and over' garage door. Work bench. Power and lighting.

Outside

To the rear is a well-kept fully enclosed garden. Offering large patio, lawn and play area with soft playground covering. Pedestrian door to garage. Tall hand gate to front of the property. Outdoor tap. Outdoor lighting. This property benefits from an off-road parking space for 1 vehicle and further space in the single garage.

Services and Further Information

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

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 Council Tax, please contact South Holland District Council on 01775 761161

Energy Performance Certificate

EPC Band 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 south-east on High Street/B1359 for approximately 0.3 miles, Turn right into Minster Court, turn left shortly after to continue into the cul-de-sac, the property can then be found 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 and Saturday 9.00am to 1.00pm.



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.