

LONG SUTTON

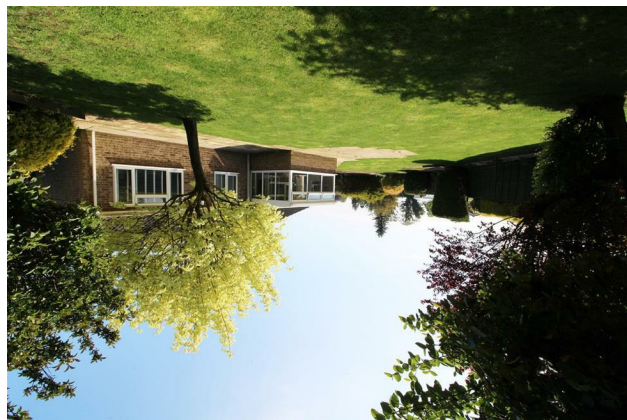
The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The market is held every Friday in Market Square. The larger towns 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.

Nestled in the charming Woodlands of Long Sutton, this delightful 3-bedroom detached bungalow offers a perfect blend of comfort and style after being extensively updated and kept immaculate throughout. Boasting a large living room with feature fireplace, fully-fitted modern kitchen, conservatory, three generous bedrooms and family bathroom. To the rear and side of the property is a fully enclosed, well-kept garden. Mostly laid to lawn with decorative flower beds, mature shrubs and trees. A large patio provides outdoor dining space. The property is approached by a paved driveway with a gravelled front garden. Space to park 3/4 vehicles with further space in the single link-attached garage. With its charm and serene surroundings, this bungalow is a true gem waiting to be discovered. Offered with vacant possession and no forward chain.

48 Woodlands, Long Sutton, Lincolnshire, PE12 9LY



Offers in the region of £290,000 Freehold



Front Porch

4'10" x 3'0" (1.49 x 0.93)

Coved and textured ceiling. Part uPVC, part double-glazed front door with matching side panel. Wooden frame single-glazed door to hallway. Wood effect flooring.

Hallway

14'3" x 10'7" (max) (4.36 x 3.23 (max))

L-shaped. Coved and textured ceiling. Loft access. Smoke alarm. Cupboard housing hot water cylinder. Thermostat. Single power point. Telephone socket. Radiator. Wood effect flooring.

Living Room

14'7" x 13'5" (4.47 x 4.09)

Coved and textured ceiling. uPVC double-glazed door to front. Coal effect electric fire with wooden surround. 3 x double power points. TV aerial socket. Radiator.

Kitchen

11'8" x 10'8" (3.56 x 3.27)

Coved ceiling. Inset ceiling lights. uPVC double-glazed window to rear. uPVC double-glazed door to conservatory. Range of matching wall and base units with worktop over. Stainless steel 1 1/2 bowl sink with drainer and mixer tap. Tiled splashbacks. 'Lamona' gas hob. 'Lamona' eye-level single oven. 'Beko' dishwasher included. Space and plumbing for washing machine. Space for tall fridge freezer. 3 x double power points. 1 x single power point. TV aerial socket. Radiator. Wood effect flooring.

Conservatory

10'5" x 8'2" (3.18 x 2.51)

Part brick, part uPVC double-glazed windows. Part uPVC, part double-glazed door to garden. Double power point. Wood effect flooring.

Bedroom 1

15'4" x 11'8" (4.68 x 3.58)

Coved and textured ceiling. uPVC double-glazed window to rear. 3 x double power points. 1 x single power point. TV aerial socket. Radiator.

Bedroom 2

11'3" x 9'9" (3.43 x 2.99)

Coved and textured ceiling. uPVC double-glazed to front. 2 x single power point. 1 x double power point. Radiator.

Bedroom 3

11'8" x 8'3" (3.56 x 2.53)

Coved and textured ceiling. uPVC double-glazed to rear. 2 x single power point. 1 x double power point. Radiator.

Bathroom

6'9" x 5'4" (2.06 x 1.63)

Coved ceiling. Inset ceiling lights. uPVC double-glazed privacy glass window to side. Pedestal hand basin. Panelled bath with twin taps, mains fed shower over with shower screen. Low-level WC. Heated towel rail. Fully tiled.

Garage

Single link-detached garage. 'up and over' garage door.

Outside

To the rear and side a fully enclosed, well-kept garden. Mostly laid to lawn with decorative flower beds, mature shrubs and trees. A large patio provides outdoor dining space. Large wooden shed. Outdoor lighting. Outdoor tap. The property is approached by a pavior driveway with a gravelled front garden. Space to park 3/4 vehicles.

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

Energy Performance Certificate

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

Directions

Travelling from the Geoffrey Collings Long Sutton office, head east along High Street. Continue past the Spar Convenience Store and shortly after turn sharp left into Roman Bank (signposted to the Peele Community College and Leisure Centre). Take the first left into Woodlands. Bear left. Go to the far end and turn left into the cul de sac. The property is at the end on the left.



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.