

# 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

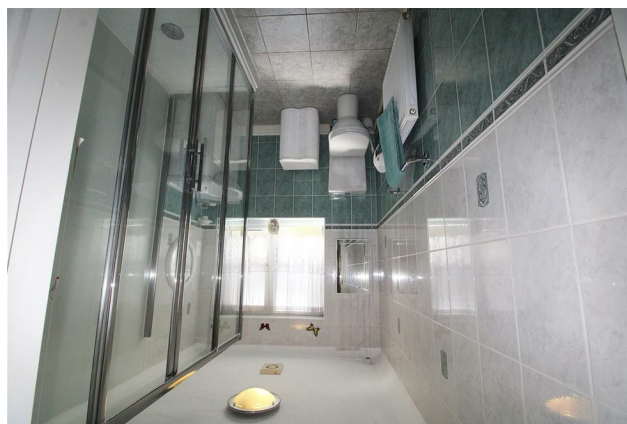
hoping to secure your next home! The shower-room has the wow-factor with a huge walk-in cubicle with shower for conversion to an en-suite, and a second double bedroom. The bungalow also comprises a master bedroom with walk-in wardrobe, suitable utility room provide ample space for preparing family meals. The bungalow also comprises a master bedroom with walk-in wardrobe, suitable perfect for relaxing or entertaining guests, with additional reception space in the conservatory. The fitted kitchen/breakfast room and separate A 2/3 bedroom detached bungalow in a sought-after location on a quiet estate. This lovely property boasts an impressive living/dining room,

tower featuring body jets. Outside, the rear garden provides a fully enclosed, private and pretty space to relax in. A patio area offers space for seating/dining, and the manicured lawn is surrounded by established borders laid to decorative stone with shrubs/bushes/plants/trees. The goldfish pond with fountain nestles into the bottom of an established rocky. The front of the property is mostly laid to lawn with established trees, shrubs and bushes set in well-maintained borders laid to decorative stone. To the side of the bungalow is a block paved driveway providing off-road parking for 3 vehicles, with further space available in the detached garage. Offered with NO FORWARD CHAIN, arrange your viewing today if you are

## 29 Midsummer Gardens, Long Sutton, Lincolnshire, PE12 9GF



Offers in the region of £290,000 Freehold





### Porch

4'4" x 4'11" (1.33 x 1.51)

Part brick, part uPVC double-glazed construction. uPVC cladding to ceiling. uPVC double-glazed door to side. uPVC double-glazed privacy door with matching side panel to hallway. 1 x double power-point. Tiled floor.

### Hallway

L-shaped hallway. Coved, textured ceiling. 2 x ceiling light pendants. Loft hatch providing access to loft with fitted loft ladder. Smoke detector. Airing cupboard housing hot water cylinder with shelving. Radiator. Heating thermostat. Alarm control panel.

### Living/Dining Room

24'7" x 12'8" (max) 9'2" (min) (7.51 x 3.87 (max) 2.80 (min))

Living Area: 4.81 x 3.87 (m)

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to front. uPVC double-glazed window to side. 2 x wall lights. Coal-affect gas fire set on marble hearth and surround with wooden mantle. Radiator. 2 x double power-points. TV point.

Dining Area: 2.80 x 2.56 (m)

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

Please Note: The dining area originally served as a third bedroom. Although a wide opening was created between the current dining area and living area, both doors were left in situ to enable future purchasers to separate the rooms back to the original living room and third bedroom should they wish.

### Kitchen/Breakfast Room

12'7" x 8'9" (3.84 x 2.68)

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to rear. 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. 'Indesit' oven with 4-burner gas hob and extractor fan over. Space for under-counter fridge. Space for tall fridge/freezer. 'Glow worm' boiler concealed in wall unit. Consumer unit. 3 x double power-points, 1 x single power-point. TV point. BT point.

### Utility Room

6'2" x 5'7" (1.90 x 1.72)

Coved, textured ceiling. Ceiling light pendant. Extractor fan. uPVC double-glazed privacy door and uPVC double-glazed window to Conservatory. Fitted wall and base units with worktop over and tiled splashback. Stainless steel sink and drainer with stainless steel taps. Space and plumbing for a washing machine. Radiator.

### Conservatory

10'2" x 9'11" (3.10 x 3.04)

Part-brick, part-uPVC double-glazed construction with polycarbonate roof. uPVC double-glazed French doors to side. Radiator. 1 x double power-point, 1 x single power-point.

### Shower Room

8'3" x 5'10" (2.52 x 1.80)

Coved, textured ceiling. Ceiling light. Extractor fan. uPVC double-glazed privacy window to rear. Fully tiled walls. 3-piece suite comprising a low-level WC, a vanity hand basin unit and a shower cubicle measuring 1.73 x 0.72 (m) with PVC panelling to walls and a shower tower with body jets. Wall-mounted mirrored vanity cupboard. Shaving point.

### Bedroom 1

12'2" x 10'3" (3.72 x 3.14)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to rear. Fitted unit comprising wardrobes, bedside tables and over-bed storage. Radiator. 3 x double power-points. TV point. BT point.

Door to Wardrobe measuring 2.53 x 0.77 (m) with coved, textured ceiling. ceiling light pendant, uPVC double-glazed privacy door window to rear and radiator. This room was originally intended to be an en-suite and so provides opportunity for conversion by the purchaser.

### Bedroom 2

10'3" x 9'2" (3.14 x 2.81)

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

### Outside

The front of the property is mostly laid to lawn with established trees, shrubs and bushes set in well-maintained borders laid to decorative stone. To the side of the bungalow is a block paved driveway providing off-road parking for 3 vehicles, with further space available in the detached garage. Pedestrian gates at both sides of the bungalow provide access to the rear garden.

The rear garden provides a fully enclosed, private and pretty space to relax in. A patio area offers space for seating/dining, and the manicured lawn is surrounded by established borders laid to decorative stone with shrubs/bushes/plants/trees. The goldfish pond with fountain nestles into the bottom of an established rockery. The garden further benefits from a small glass house, an outside tap and security lighting.

### Garage

17'5" x 9'2" (5.31 x 2.81)

Detached garage with pitched roof and up and over door. Light. 1 x double power-point. Tap. Consumer unit.

### 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 Rating D. 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.

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.

### Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and turn left onto Bull Lane. Continue onto Trafalgar Square/B1390. Turn right onto Delph Road and turn right onto Midsummer Gardens. Follow the road and the bungalow is on the left-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. Saturday: 9:00am - 1:00pm.



TOTAL FLOOR AREA: 889 sq ft. (82.6 sq.m.) approx.  
While 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 the 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 quantity 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.