

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

Offered with VACANT POSSESSION AND NO FORWARD CHAIN, arrange your viewing today to see the potential this property offers!

Outside to the front of the bungalow is an in-and-out gravel driveway with established beds of shrubs and bushes, and a feature cast-iron Victorian-style lamp post. The driveway extends to the detached garage. To the rear of the bungalow is an enclosed private garden, laid mostly to lawn with beds of shrubs, bushes and trees, as well as a covered patio area, ideal for enjoying outside dining or shading from the sun. A raised planter leads into the pond with waterfall feature.

preference is catered for.

The bungalow boasts a bright and spacious living room, a kitchen with centre island unit and double doors to the dining room, as well as a separate utility room. The bungalow further offers up to 4 bedrooms, 3 of which are doubles and the final being a large single. Currently the two smallest bedrooms are utilised as a craft room with fitted storage and a snug with dual aspect windows to the side and rear of the property. With a main bathroom and additional shower room, every-

close to the town's secondary school, nursery and sports centre, and with field views to the rear, the property is sure to appeal to a plethora of people. Conveniently located

94 Little London, Long Sutton, Lincolnshire, PE12 9LF



Offers in the region of £360,000 Freehold



Entrance Hall

Coved, textured ceiling. Ceiling light. Loft hatch. Smoke detector. uPVC double-glazed privacy door to front. Storage cupboard with textured ceiling and light measuring approximately 1.25 (m) x 0.99 (m) with fitted alarm control panel. Radiator. Double power-point. BT point.

Living Room

17'10" x 17'10" (5.45 x 5.44)

Coved, textured ceiling. Ceiling light. uPVC double-glazed bay-style window to front. 2 x uPVC double glazed windows to sides. 5 x wall lights. 2 x radiators. 2 x double power-points. 2 x single power-points. 2 x TV points. 2 x BT points.

Dining Room

13'11" x 10'10" (4.25 x 3.32)

Coved, textured ceiling. Ceiling fan light. uPVC double-glazed window to side. uPVC double-glazed French doors to rear. Wooden French doors to kitchen. Radiator. 3 x single power-points. TV point.

Kitchen/Breakfast Room

16'10" x 10'10" (5.15 x 3.31)

Coved, textured ceiling. Downlights. uPVC double-glazed window to rear. Fitted range of matching wall and base units with worktop over and tiled splashbacks. Stainless steel 1 and 1/2 bowl sink and drainer with stainless steel mixer tap. Eye-level 'Hotpoint' oven and grill. 'Hoover' 4-burner gas hob with extractor over. Centre island comprising base units and breakfast bar. Space for an American fridge-freezer. Radiator. 4 x double power-points. 2 x single power-points.

Utility Room

12'7" x 6'7" (3.85 x 2.03)

uPVC double-glazed window to side. uPVC double-glazed window to rear. Strip light. Wall-mounted 'Worcester' boiler. Fitted wall unit. Base units with stainless steel sink with double drainer. Space and plumbing for a washing machine. Space for a tumble dryer. Heating/hot water control panel. Consumer unit.

Bedroom 1

12'4" x 12'0" (3.78 x 3.66)

Coved, textured ceiling. Ceiling fan light. uPVC double-glazed window to front. Radiator. 3 x single power-points.

Bedroom 2 - Currently utilised as a snug

12'5" x 9'10" (3.79 x 3.02)

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

Bedroom 3

14'2" (max) 10'9" (min) x 9'7" (4.34 (max) 3.28 (min) x 2.93)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to side. Radiator. 3 x single power-points.

Shower Room

9'5" x 4'3" (2.89 x 1.32)

Coved, textured ceiling. 2 x ceiling lights. Extractor fan. Fully-tiled walls. 3-piece suite comprising a mid-level WC, pedestal hand basin and a shower cubicle with PVC boarded walls and 'Triton' electric shower. Heated towel rail.

Bedroom 4 - (Currently utilised as a craft room)

14'0" (max) 10'10" (min) x 9'8" (4.29 (max) 3.31 (min) x 2.95)

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to side. Wall-to-wall fitted wardrobes/cupboards. Radiator. Power-points. The craft table can be left for the new owner should they wish.

Bathroom

8'9" (max) x 7'8" (2.67 (max) x 2.34)

Coved, textured ceiling. ceiling light. uPVC double-glazed privacy window to side. Fully-tiled walls. 3-piece suite comprising a bath with panel and stainless steel mixer tap with shower attachment over and shower curtain rail, and a vanity unit housing a low-level WC and hand basin. Airing cupboard housing hot water cylinder with shelving measuring approximately 0.97 (m) x 0.89 (m). Wall-mounted storage cabinet. Radiator.

Outside

To the front of property is an in-and-out gravel driveway which extends to garage at the side of the bungalow. There are established shrubs, bushes, conifer hedging and trees, as well as a cast-iron Victorian-style lamp post and security lights. A covered path leads to the front door.

To the rear of the property is an established garden, laid mostly to lawn with beds of shrubs, bushes and trees, as well as a covered patio area, ideal for enjoying outside dining or shading from the sun. A raised planter leads into the pond with waterfall feature. The garden further benefits from a glasshouse, outside lighting, a double power-point, 2 x outside taps and low maintenance areas laid to decorative stone. Beyond the garden are field views.

Garage

18'11" x 16'0" (5.79 x 4.88)

uPVC double-glazed window to rear. Electric up and over door. Strip light. 3 x double power-points.

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

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

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 link –

<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 north-west on High Street/B1359 for 249ft and turn right onto Park Lane. Follow the road around to the right onto Park Road, then turn left onto Little London where the property can be found on the right-hand side, just past UALS school.

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.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 Metropix 02024

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.