

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.

A beautifully presented and extremely spacious 3 bedroom detached bungalow within walking distance to the town centre and local shops. This property is truly delightful with stunning Italian tiled floors to many rooms. With a contemporary open plan kitchen and dining room with a beautiful working fireplace, bay window and window seat, and a study. Along with 3 bedrooms with en-suite to the master bedroom, a study and a shower room. This property also benefits from gated off-road parking for many vehicles and a large garage/workshop with roll-up electric door. This really is a must-see home. OFFERED WITH VACANT POSSESSION AND NO FORWARD CHAIN! N.B. A comprehensive survey report is available prepared in March 2021.

23a London Road, Long Sutton, Lincolnshire, PE12 9EA



Offers in the region of £350,000 Freehold



Front Porch

6'11" x 4'4" (2.12 x 1.34)

uPVC double glazed with uPVC panelled roof. Light. Double power point. Italian tiled floor.

Entrance Hall

19'7" x 6'8" (5.98 x 2.04)

uPVC part double glazed door with matching side panels. Textured and coved ceiling. Smoke Alarm. Emergency lighting. Telephone socket. 1 x double power point. Radiator. Italian tiled floor.

Living Room

18'1" x 16'8" (into bay) (5.53 x 5.09 (into bay))

uPVC bay window and seat to front. Coving to ceiling. Feature coal effect gas fire with mantle and cast iron grate, recently serviced and flue checked. 3 x aerial sockets. 1 x telephone socket. 5 x double power points. 2 x Radiators.

Open Plan Living**Kitchen Area**

17'8" x 11'11" max (5.41 x 3.64 max)

Coved ceiling. uPVC double-glazed window to rear and side. uPVC double glazed window to side. uPVC door to side. Range of matching contemporary base and wall units and drawers. Many with modern stainless steel pull-out shelving. Mobile centre island/breakfast bar with space for under-counter fridge, Ceramic butler sink with mixer tap. Eye-level 'Hide and Slide' Neff oven and grill. Gas hob. Integrated dishwasher. Tiled splash-backs and part tiled wall. 10 x double power points. Vertical radiator. Emergency light. Wood effect " Karndean" flooring.

Dining Area

15'1" x 10'2" (4.61 x 3.12)

Textured and coved ceiling. Double wooden doors to the conservatory. 3 x double power points. Radiator. Wood effect " Karndean" flooring.

Conservatory

7'10" x 5'8" (2.39 x 1.74)

uPVC double glazed. uPVC panelled roof. Patio doors to garden. Italian tiled floor.

Bedroom 1

10'3" x 10'3" (3.14 x 3.13)

Coving to ceiling. uPVC double glazed window to side. Power points. Brand new radiator.

En-suite

10'2" x 5'9" (3.12 x 1.76)

uPVC double glazed window to side. Low level WC. Pedestal hand-basin. Walk-in double shower with dual mains fed shower heads. Extractor fan. Part tiled walls. Cast iron radiator/towel rail. Laminate flooring and under floor heating.

Bedroom 2

13'1" x 13'1" (into bay) (4.01 x 4.00 (into bay))

Coving to ceiling. uPVC double glazed bay window and seat to front. 4 x double power points. Radiator.

Bedroom 3

9'5" x 7'6" (2.89 x 2.30)

Coving to ceiling. Power points. Radiator. NB: Bedroom 3 has been divided into 2 by a stud wall to create office space. This partition can be easily removed to revert to a full bedroom with a door to the bedroom 1 en-suite shower.

Office Space

8'3" x 5'10" (2.52 x 1.78)

Coving to ceiling. uPVC double glazed window to side. Loft access. Wall mounted 'Vaillant' gas boiler. Switch to shower room underfloor heating. 8 x double power points. Newly installed phone and broadband socket.

Shower Room

6'9" (max) x 5'7" (2.06 (max) x 1.72)

Textured ceiling. Loft access. Low level WC. Pedestal hand-basin. Double shower with mains fed shower. Cast iron radiator/towel rail. Fully tiled walls. Part tiled storage area (1.20m x 0.50m). Extractor fan. Tiled floor.

Outside

The rear garden is laid mainly to patio with potted shrubs, trees and shrubs. Wooden shed. Outside tap. Outside light. Power point. To the front a very neat front garden with summer house. A large gated drive with off-road parking for several vehicles leading to detached garage.

Detached Garage

20'3" x 15'6" (6.18 x 4.74)

Roll up electric door. uPVC part double glazed door to side. uPVC part double glazed door to rear. uPVC double glazed window to side. Work benches. Storage. Water softener. Vent for tumble drier. Power and lighting.

Council Tax

Council Tax Band D. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

Energy Performance Certificate

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

Services

All mains supply services are understood to be installed but purchasers should make their own enquiries of the relevant authorities.

Directions

From our office in Long Sutton, head towards Sutton Bridge approximately half a mile and the property can be found on the left hand side opposite Seagate Road.

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 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.

**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.