

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, Butchers, 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 challenging Golf Course along with the Sir Peter Scott Walk.

Welcome to this charming 2 bedroom detached bungalow located in the picturesque Woodlands of Long Sutton. This delightful property boasts a living room, fitted kitchen, utility room, conservatory, shower room and two comfortable bedrooms, there is ample space for a small family or guests to stay over. A beautiful garden is found to the rear offering a sculpted lawn, decorated with various shrubs and bushes, and a patio area, offering the perfect spot for outdoor dining. This property further benefits from a single integral garage and resin driveway providing 2 off-road parking spaces. Situated in a tranquil area, this bungalow offers a peaceful retreat from the hustle and bustle of everyday life. The detached nature of the property provides privacy and a sense of exclusivity, making it a truly special find. Don't miss out on the opportunity to own a piece of this idyllic location in Woodlands, Long Sutton.

56 Woodlands, Long Sutton, Lincolnshire, PE12 9LY



Offers in the region of £235,000 Freehold



Porch

4'10" x 3'4" (1.48 x 1.03)

Coved and textured ceiling. uPVC part double-glazed door and matching side panel. Tiled floor. Wood part glazed door and matching side panel leading to:

Hallway

13'11" x 4'10" (4.26 x 1.48)

Coved and textured ceiling. Loft access. Smoke alarm. Telephone point. Power points. Air conditioning outlet. Radiator.

Living Room

16'3" x 11'8" (4.96 x 3.57)

Coved and textured ceiling. uPVC double-glazed window to front. Feature electric fire place with marble surround, hearth and mantle. Power points. TV aerial socket. Radiator.

Kitchen

11'7" x 9'5" (3.54 x 2.89)

Coved and textured ceiling. uPVC double-glazed window to rear. Range of matching wall, base and drawer units with worktop over. Large composite sink and drainer with mixer tap over. Freestanding electric cooker with gas hob. Freestanding gas boiler. Tiled splashbacks. Power points.

Utility Room

9'9" x 6'0" (2.99 x 1.83)

Coved and textured ceiling. uPVC part double-glazed door to side. uPVC double-glazed window to rear. Space and plumbing for washing machine with worktop over. Access to large storage cupboard (1.47 x 0.92) and walk in larder (1.22 x 0.92) 1 x single power point. 1 x double power point. Aerial socket. Radiator. Tiled floor.

Bedroom 1

11'8" x 11'5" (3.56 x 3.48)

Coved and textured ceiling. uPVC double-glazed window to front. Rang of built-in wardrobes. Power points. Radiator.

Bedroom 2

10'9" x 9'8" (3.28 x 2.97)

Coved and textured ceiling. Sliding doors to conservatory. Power points. Aerial sockets. Radiator.

Conservatory

8'1" x 7'8" (2.47 x 2.36)

Part uPVC, part double-glazed roof. uPVC part double-glazed door to garden. Power points. Tiled floor.

Shower Room

6'9" x 5'5" (2.07 x 1.66)

Coved and textured ceiling. uPVC double-glazed window to rear. Some fully tiled walls, some part tiled walls. Mid-level WC. Pedestal hand basin with twin taps. Corner shower units with 'Mira' electric shower. Shaver socket. Radiator.

Garage

15'1" x 8'9" (4.60 x 2.67)

Electric roller shutter door. uPVC double-glazed window to side. Lighting. Power points.

Outside

To the rear a fully enclosed garden. A sculpted lawn decorated with mature shrubs and bushes. A patio area offers the perfect spot for outdoor dining. Metal shed. Outside tap. Outdoor power points.

To the front of the property a well-manicured lawn and raised flowerbed. A resin driveway provides off-road parking spaces for 2 vehicles.

Council Tax

Council Tax Band B. 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

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 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 south-east on High St/B1359. Turn left onto Roman Bank. Turn left onto Woodlands and follow the road round to the left where the property is located 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. 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.



TOTAL FLOOR AREA - 922 sq ft. (85.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, window, room and site areas are approximate and the responsibility is taken for any error, omission or misinterpretation. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with reference 02/24

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.