

LONG SUTTON

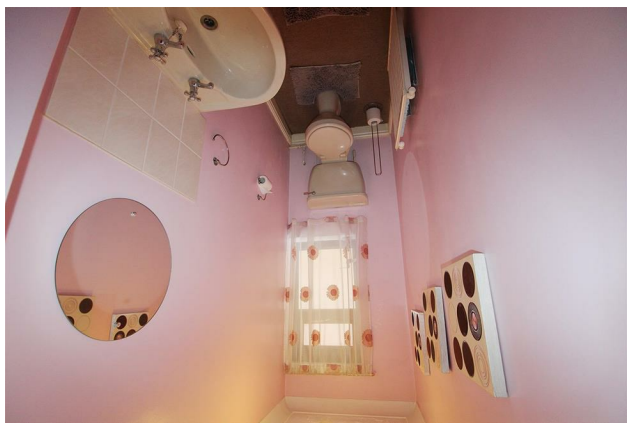
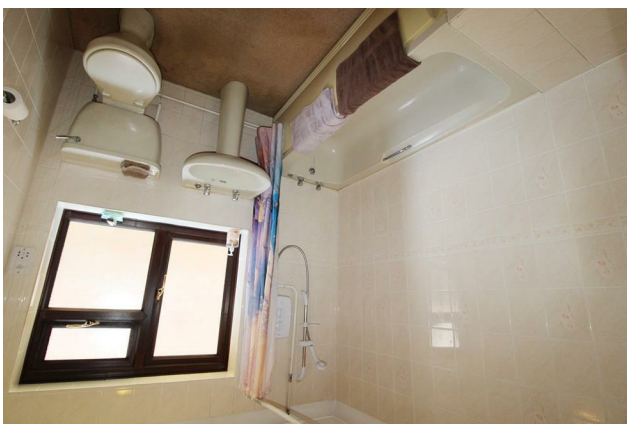
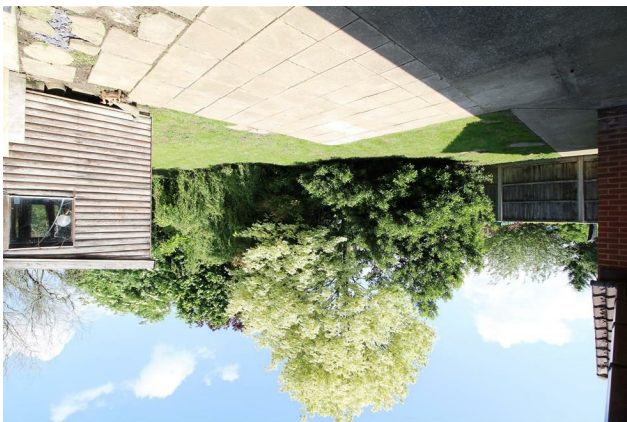
Welcome to this 3-bed detached bungalow on Stanley Drive in the convenient small town location of Sutton Bridge. This home comprises of a living room, fitted kitchen, cloakroom, family bathroom, three well-proportioned bedrooms or the option for a separate dining room. To the rear is a good-sized garden mostly laid to lawn with a patio area with a copse of mature trees and bushes. The property benefits from off-road parking spaces for 2/3 vehicles on the driveway, with further space in the single integral garage. Offered with vacant possession and no forward chain. Don't miss the opportunity to make this delightful bungalow your own and experience the comfort and convenience it has to offer.

Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The busy Market Town of Long Sutton is situated approximately 3 miles away having further amenities, local restaurants and schools etc. There is a regular bus service throughout the day between the larger Market Towns of Spalding and Kings Lynn which is an interesting river port and ancient Market town. Both are about 13 miles away and have onward coach and rail links to London and the North. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

106 Stanley Drive, Sutton Bridge, Lincolnshire, PE12 9XQ



Offers in the region of £240,000 Freehold



Hallway

16'5" x 3'4" (5.02 x 1.04)

Coved and textured ceiling. Loft access. Access to storage cupboard. Thermostat. Single power point. Telephone socket. Radiator.

Kitchen

12'2" x 10'0" (3.73 x 3.06)

Coved and textured ceiling. uPVC double-glazed window to front. Wooden part glazed door to side. Range of matching wall and base units with worktop over. Composite sink and drainer with mixer tap over. Freestanding 'AEG' double oven with gas hob. Under-counter space for washing machine and fridge. Tile splash backs. Power points. TV aerial point. Tiled floor.

Living Room

15'5" x 12'2" (4.71 x 3.73)

Coved and textured ceiling. uPVC double-glazed window to front. Feature fireplace with marble hearth and wood surround. 2 x wall lights. TV aerial point. Power points.

Cloakroom

10'4" x 3'2" (max) (3.16 x 0.97 (max))

Coved and textured ceiling. uPVC double-glazed privacy glass window to side. Pedestal hand basin. Low-level WC.

Bedroom 1

12'10" x 10'0" (3.92 x 3.06)

Coved and textured ceiling. uPVC double-glazed window to rear. Double power point. TV aerial socket. Radiator.

Bedroom 2

11'6" x 8'9" (3.51 x 2.69)

Coved and textured ceiling. uPVC double-glazed sliding door to patio (broken pane to be replaced). Power points. Radiator.

Bedroom 3

8'6" x 6'9" (2.61 x 2.07)

Coved and textured ceiling. uPVC double-glazed window to rear. Power points. Radiator.

Bathroom

10'0" (max) x 6'11" (3.06 (max) x 2.11)

Coved and textured ceiling. uPVC double-glazed privacy glass window to side. Fully tiled walls. Pedestal hand basin. Low-level WC. Panel bath with twin taps. Electric 'Triton' shower over bath. Shaver socket. Radiator.

Garage

10'11" x 9'2" (3.34 x 2.81)

Single intergral garage. Up and over garage door. Ideal gas boiler.

Outside

To the rear a fully enclosed garden, laid to lawn and surrounded by various mature trees and bushes. Patio area offering the perfect spot for outdoor dining. Large wooden shed. Wooden storage shed. Dog kennel. Outdoor lighting. Outdoor tap. Hand-gate leading to the front of the property. Laid to lawn with a driveway offering off-road parking spaces for 2/3 vehicles.

Energy Performance Certificate

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

Council Tax

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

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 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 Long Sutton office, head south-east on High Street/B1359 for approximately 0.6 miles and continue on to Bridge Road for a further 2.0 miles. Turn right onto Falklands Road. Turn left on to Stanley Drive. The property is on the left-hand side.

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.



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.