

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.

VIEWING HIGHLY RECOMMENDED - This 3 bedroom detached bungalow, located in a highly sought-after quiet cul-de-sac close to the town centre, offers so much, to include a spacious contemporary fitted kitchen/diner, large living room, utility room, a shower room, and a bathroom, along with 3 double bedrooms, (the third bedroom is currently used as a separate dining room with conservatory off). The property and gardens have been beautifully maintained, and also benefits from an attached single garage, off-road parking, and a quiet secluded rear garden.

9 Skelton Drive, Long Sutton, Lincolnshire, PE12 9FT

Offers in the region of £365,000 Freehold



Entrance Hall

14'0" x 7'4" (4.27m x 2.24m)

uPVC part double glazed door with matching side panel. Textured and coved ceiling. Large storage cupboard with a light, rail and shelving. Extra-large cupboard housing a wall-mounted gas combi boiler, with light and shelving. Loft access. Thermostat. Telephone socket. Double power point. Radiator. Hard-wearing wood effect vinyl planked flooring.

Kitchen

14'8" x 13'3" (4.49m x 4.04m)

Textured and coved ceiling. uPVC double-glazed window to rear. A range of modern fitted matching wall and base units with worktops over and under cabinet lighting. Granite 1 1/2 bowl sink and drainer with a mixer tap over. Ceramic hob with extractor fan over. Eye-level built-in double oven and grill. Integrated dishwasher. Integrated tall fridge/freezer. Tiled splash-backs. 4 x double power points. 1 x single power point. Aerial socket. Radiator.

Utility Room

6'4" x 6'3" (1.94m x 1.93m)

Textured and coved ceiling. uPVC double glazed window to side. uPVC part double glazed door to garden. Range of matching base units with worktops over. Stainless steel sink and drainer with mixer tap over. Plumbing for a washing machine and space for a tumble dryer. Tiled splash-backs. Extractor fan. Power points. Radiator.

Shower Room

6'3" x 4'2" (1.93m x 1.28m)

Textured and coved ceiling. uPVC double glazed window to side. Low-level WC. Vanity hand basin. Digital shower. Wall-mounted vertical heated towel rail/radiator. Fully tiled walls and floor.

Living Room

16'7" x 12'8" (5.08m x 3.87m)

Textured and coved ceiling. uPVC double glazed bay-style window to front. uPVC double glazed window to side (double aspect). Coal effect fire with feature inset lighting and marble hearth and surround. 3 x double power points. 1 x single power point. 3 x 5 amp single switched sockets for lighting. Aerial point. Telephone socket. 2 x Radiators.

Bedroom 1

12'7" x 10'5" (3.84m x 3.20m)

Textured and coved ceiling. Double glazed uPVC window to front. Very large built-in wardrobe with lighting. 3 x double power points. Aerial socket. Radiator.

Bedroom 2

11'2" x 8'8" (up to wardrobe's front) (3.42 x 2.65m (up to wardrobe's front))

Textured and coved ceiling. uPVC double-glazed window to rear. Range of fitted wardrobes. 1 x double power point. Aerial socket. Radiator.

Bedroom 3 (currently used as a snug)

11'2" x 10'1" (3.41m x 3.08m)

Textured and coved ceiling. uPVC double glazed door with 2 matching double glazed side panels to the conservatory. 2 x double power points. Aerial socket. Telephone socket. Radiator.

Conservatory

10'8" x 9'6" (3.27m x 2.92m)

Part-brick part uPVC double glazed conservatory with a poly-carbonate roof. 2 x uPVC double glazed patio doors to the garden. Lighting. 2 x double power points.

Bathroom

7'4" x 6'8" (2.24m x 2.04m)

Textured and coved ceiling. Fully tiled walls and floor. Panelled bath with electric "Briston" shower over. Low-level WC with a soft closing toilet seat. Pedestal hand basin.. A wall-mounted cupboard with shelving and shaver socket. Wall-mounted heated towel rail/radiator.

Outside

To the rear a low maintenance fully enclosed private garden with gravel, patio area and artificial grassed lawn. Potted plants, trees, bushes and plants. Shed. Outside lighting. Outside tap. Wooden pedestrian gate to front. The front is laid to gravel and pathways with off-road parking for 2 vehicles leading to attached single garage.

Single Integral Garage

15'10" x 10'0" (4.84 x 3.05m)

Up-and-over door. Power, 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 C. If you would like to view the full EPC, then 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 South-East on High Street towards Sutton Bridge. Turn right onto Seagate Road just before Spar convenience store. Take the second right onto Colsuan Gardens and then the third left onto Skelton Drive. The property can be found at the curve of the cul-de-sac 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 4.00pm.

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.



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