

## LONG SUTTON

Sir Peter Scott Walk.

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

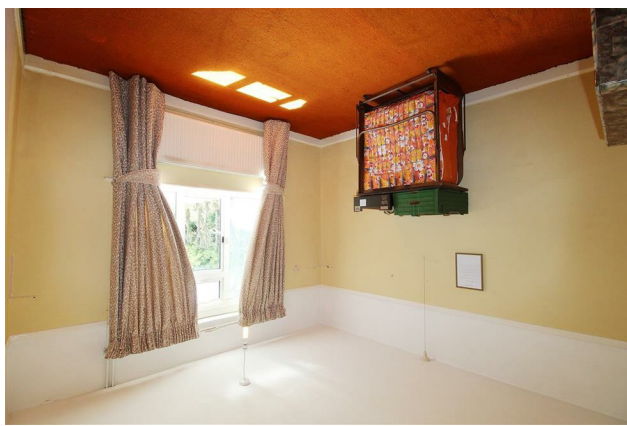
PREVIOUSLY BEEN A FLOWER NURSERY.

This detached bungalow was probably built in the late 1940s/early 1950s. Apart from the provision of oil-fired central heating, and a conservatory, the bungalow has hardly changed since it was built. A quick glance at the quality of the brickwork and the sound slate roof suggests it was built to a good standard, and so it offers the prospect of a good refurbishment project. The bungalow occupies a semi-rural setting about a mile from the town centre, with farmland to both the front and rear. IT OCCUPIES ABOUT HALF AN ACRE, HAVING

### 40 Woad Lane, Long Sutton, Lincolnshire, PE12 9EW



**Offers in the region of £250,000 Freehold**



### Hallway

11'8" x 4'4" (3.56 x 1.34)

Intruder alarm. Wooden single-glazed front door. Radiator,

### Dining Room

10'10" x 9'10" (3.32 x 3.01)

uPVC double-glazed window to front. Feature fireplace. Power points. Radiator.

### Living Room

10'11" x 10'10" (3.34 x 3.32)

uPVC double-glazed window to side. Feature fireplace. Cupboard storage. Power points. Radiator.

### Kitchen

7'10" x 7'7" (2.41 x 2.32)

Wooden single glazed window to conservatory. Matching base units with worktop over. Stainless steel 1 1/2 bowl sink and drainer with mixer tap. Freestanding 'Amica' oven and electric hob. Part tiled walls. Power points. Radiator. Tiled floor. Door giving access to;

### Larder

7'11" x 3'3" (2.42 x 1.01)

uPVC double-glazed window to side. Shelving. Power points. Tiled floor.

### Conservatory

15'2" x 7'3" (4.64 x 2.22)

Brick base with uPVC double-glazed windows. Part uPVC double-glazed doors giving access to front and rear. Wooden door giving access to:

### Utility Room

7'11" x 7'4" (2.43 x 2.24)

uPVC double-glazed window to side. Floor standing 'Boulter' oil fired boiler.

### Bedroom 1

10'11" x 9'10" (3.33 x 3.02)

uPVC double-glazed window to front. Feature fireplace. Power points. Radiator.

### Bedroom 2

10'10" x 9'9" (3.32 x 2.99)

uPVC double-glazed window to rear. Feature fireplace. Power points. Radiator.

### Bathroom

6'11" x 5'4" (2.13 x 1.63)

uPVC double-glazed privacy window to rear. Pedestal hand basin. Mid-level WC. Panelled bath with twin taps and electric shower over.

### Outside

Sitting on an half an acre plot, this bungalow benefits from a generous rear garden. Mostly laid to lawn and surrounded by mature trees and bushes Various flower beds. Vegetable patch. Glass house. Integral brick built store plus additional detached brick built store. To the front of the property is a small but equally as attractive front garden, laid to lawn with decorative flower beds. This property benefits from off-road gated parking for 4/5 vehicles plus motorhome/caravan, on a gravelled driveway extending to the rear of the property.

### NOTE

The farmer who owns the roadway on the left-hand side of the bungalow, which leads to his field at the back of the bungalow that he no longer uses, has indicated to the vendor he will sell the roadway for £10,000. The buyer must meet the farmer's reasonable legal costs and be responsible for clearing the roadway of rubbish.

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

### Services and Further Information

Mains electric, water and a septic tank are all understood to be installed at this property.

Central heating type - Oil fired 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](http://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 links –

<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](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://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

Head north-west on High Street towards Market Place. Turn right onto Park Lane and continue straight onto Park Road. Turn right onto Roman Bank before shortly turning left onto Woad Lane. Continue on this road as you see fields on either side, the property can be found shortly after on your right-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.com](http://www.geoffreycollings.com) for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT OUR LONG SUTTON BRANCH FOR A FREE MARKETING APPRAISAL.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, equipment and appliances shown here on are not tested and no guarantee is given as to their operability or efficiency can be given. Made with MyHome 2020

**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.