

## LONG SUTTON

Don't miss the opportunity to own this stunning bungalow in Little London, Long Sutton. Embrace the charm of this property and create a home that suits your lifestyle perfectly.

One of the standout features of this property is the parking spaces available for an impressive 17 vehicles, caravan or motorhome, making it ideal for those who appreciate convenience and hosting guests. Further space can be found in the integral tandem garage, which also offers the potential to convert to an annexe for multi-generational living.

A separate living room, cloakroom, utility room and office only add to this property's appeal. With its four bedrooms with an en-suite to the master and family bathroom, this property caters to those looking for extra space for a growing family or guests. Step outside to discover a serene backyard oasis, perfect for relaxing or entertaining. An extensive lawn, decorated with surrounding flowerbeds provides a kaleidoscope of colours with vibrant blooms and lush greenery. The garden surrounding the bungalow is truly a gardener's paradise, offering a tranquil escape from the hustle and bustle of everyday life. Offered for sale with NO FORWARD CHAIN.

Welcome to this exquisite executive 4-bed detached bungalow. With a spacious layout, this bungalow offers versatility and the potential to create your dream living space. The open-concept kitchen is a chef's delight, featuring modern appliances, sleek countertops, and ample storage space. The adjacent dining area is ideal for hosting gatherings and the garden room provides the perfect spot to relax with loved ones.

### 6 Little London, Long Sutton, Lincolnshire, PE12 9LE



Offers in the region of £450,000 Freehold





#### Entrance Hallway

22'7" x 6'4" (max) (6.90 x 1.95 (max))

Coved and textured ceiling. Part uPVC double-glazed front door with matching side panel. Phone socket. Power points. Radiator.

#### Living Room

21'3" x 11'2" (6.48 x 3.42)

Coved ceiling. Double aspect uPVC double-glazed windows to front and side. Fireplace with marble heart and surround. Tv aerial socket. Power points. 2 x radiators.

#### Open Plan Living

37'1" x 12'0" (11.31 x 3.67)

Full measurement

#### Kitchen Area

12'3" x 11'10" (3.74 x 3.61)

Coved and textured ceiling. Range of matching wall, base and drawer units with worktop over. 'Hotpoint' eye-level oven with matching electric hob. Extractor fan over. Integrated dishwasher. Integrated under-counter fridge and freezer. Power points. Wood effect flooring.

#### Dining Area

11'11" x 8'6" (3.64 x 2.60)

Coved and textured ceiling. uPVC double-glazed window to side. Cupboard storage unit. Power points. Radiator. Wood effect flooring.

#### Garden Room

14'7" x 12'0" (4.47 x 3.67)

Coved ceiling. uPVC double-glazed sliding patio doors to garden. Part uPVC double-glazed door to side. Double aspect uPVC double-glazed widows to both sides. TV aerial. Power points. Wood effect flooring.

#### Utility Room

8'1" x 8'1" (2.48 x 2.47)

Coved and textured ceiling. uPVC double-glazed window to rear. Range of matching wall and base units with worktop over. Tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Stainless steel sink and drainer with mixer tap over. Wall-hung gas boiler. Ceiling-mounted clothes dryer. Access to large walk-in cupboard with shelving and lighting (1.45 x 1.19). Tiled effect flooring.

#### Office

11'4" x 8'5" (3.46 x 2.57)

Coved and textured ceiling. Loft access. Double-glazed window to front. BT Openreach socket. Power points. Radiator.

#### Bedroom 1

12'11" x 9'11" (3.94 x 3.03)

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

#### En-suite

10'2" (to shower cubicle) x 2'6" (3.10 (to shower cubicle) x 0.77)

uPVC double-glazed privacy glass window to side. Vanity hand basin. Low-level WC. Step in shower cubicle with electric 'Triton' shower.

#### Bedroom 2

12'11" x 11'6" (3.94 x 3.53)

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

#### Cloakroom

5'9" x 3'0" (1.76 x 0.93)

Coved and textured ceiling. Extractor fan. uPVC double-glazed privacy glass window to front. Vanity hand basin. Hidden cistern WC. Part tiled walls. Tiled floor. Radiator.

#### Inner Hallway

16'11" x 4'0" (5.18 x 1.22)

Coved and textured ceiling. Fire alarm. Loft access. Access to cupboard housing hot water cylinder.

#### Bedroom 3

12'7" x 9'10" (3.84 x 3.02)

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

#### Bedroom 4

8'1" x 6'0" (2.48 x 1.83)

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

#### Bathroom

10'6" x 8'0" (max) (3.22 x 2.45 (max))

Fully tiled. uPVC double-glazed privacy window to side. Vanity sink unit with hidden cistern WC. Corner shower cubicle with mains fed shower. Panelled bath with mixer taps. Heated towel rail.

#### Garage

40'3" x 10'11" (12.29 x 3.34)

Integral tandem garage. 'Up and over' electric garage door. Part uPVC door to garden. uPVC double-glazed window to side. Worktop. Power and lighting. Offers the potential to convert to an annexe for multi-generational living.

#### Outside

Step outside to discover a serene backyard oasis, perfect for relaxing or entertaining. An extensive lawn, decorated with surrounding flowerbeds provides a kaleidoscope of colours with vibrant blooms and lush greenery. A large patio offers the perfect spot for outdoor dining. To the rear a gardeners paradise with multiple raised beds, vegetable patch and glasshouse. This property sale includes the wooden shed and summerhouse. Outdoor tap. Tall hand gate provides access to the front of the property.

#### Energy Performance Certificate

EPC Rating E. 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 the council tax, please contact South Holland District Council Tel. 01775 761161.

#### Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

#### Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

#### Mobile Phone Signal

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

Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### Flood Risk

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)

#### Local Area

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. This property is conveniently located within walking distance of the town centre, local park and leisure centre. 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.

#### Directions

Travelling from the Geoffrey Collings & Co Long Sutton office, head north west towards Market Place and take the first turning right into Park Lane. Continue on bearing right into Park Road and turn left at the T junction. The house can be found 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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, 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, fixtures and fittings shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with MyPlan 5/2024

**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.