

LONG SUTTON

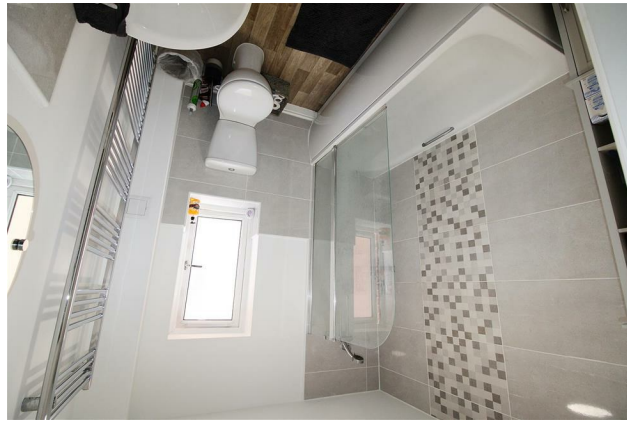
The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Butchers, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 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 small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

With vacant possession and no forward chain, this 2 bedroom semi-detached 50% shared ownership (leasehold) property, built in 2021 is located in a popular and convenient location within walking distance of local amenities. The generously proportioned accommodation, being tastefully decorated throughout, is move-in ready. The property comprises a living room, a kitchen/diner and a downstairs cloakroom, as well as two large double bedrooms and a family bathroom. Outside, the property has an enclosed garden, laid to lawn with 2 patio areas ideal for relaxing/dining, and it also benefits from a small metal storage shed and an outside tap. Directly outside the front of the property are two off-road parking spaces. This property is certain to be snapped up quickly. Viewings are highly recommended to appreciate the space on offer! Other % shared ownership options are available. The property can also be purchased (freehold) for £185,000.

14 Thompson Close, Long Sutton, Lincolnshire, PE12 9DE



Offers in the region of £92,500 Leasehold



Entrance Hall

Ceiling light pendant. Smoke detector. uPVC privacy double-glazed door to front. Stairs to first floor. Radiator. 1 x double power-point. BT point. Doorbell chime. Laminate flooring.

Living Room

14'0" x 11'0" (4.28 x 3.37)

2 x ceiling light pendants. uPVC double-glazed window to front. Under-stairs storage cupboard. Radiator. 3 x double power-points. TV point. Heating control. Consumer unit. Laminate flooring.

Kitchen/Diner

14'8" x 11'6" (4.48 x 3.52)

Ceiling light and ceiling light pendant. uPVC double-glazed window to rear. uPVC double-glazed door to side. Fitted range of contrasting wall and base units with worktop and matching splashback over. 1 and 1/2 bowl stainless steel sink and drainer with stainless steel mixer tap. Electric oven with 4-burner gas hob and stainless steel extractor hood with coordinating stainless steel splashback. Space and plumbing for washing machine. Space for a tall fridge-freezer. Radiator. 6 x double power-points. 1 x single power-point. Linoleum flooring.

WC

5'2" x 3'2" (1.58 x 0.98)

Ceiling light. Extractor fan. Low-level WC and wall-mounted hand basin with tiled splashback. Heated towel radiator.

Landing

Ceiling light pendant. Loft hatch. Smoke detector. 1 x double power-point. Carpet flooring.

Bedroom 1

14'8" (max) 11'0" (min) x 9'8" (4.48 (max) 3.36 (min) x 2.95)

Ceiling light pendant. uPVC double-glazed window to front. Storage cupboard with shelving measuring approx. 0.99 x 0.79 (m). Radiator. 3 x double power-points. TV point. BT point. Heating control. Carpet flooring.

Bedroom 2

14'8" x 8'9" (4.48 x 2.68)

Ceiling light pendant. uPVC double-glazed window to rear. Radiator. 3 x double power-points. TV point. Carpet flooring.

Bathroom

6'9" x 6'7" (2.07 x 2.02)

Ceiling light. Extractor fan. uPVC double-glazed privacy window to side. 3-piece suite comprising low-level WC, pedestal hand basin and bath with panel and mains fed shower over with glass shower screen. Heated towel radiator. Shaver point. Linoleum flooring.

Outside

To the front of the property is block-paved parking spaces for 2 vehicles. To the side of the property, a pedestrian gate provides access to the kitchen door, over which there is an outside light, and further to the fully enclosed rear garden. The rear garden is laid to lawn with 2 patio areas ideal for relaxing/dining. The garden benefits from an outside tap and a small metal storage shed.

Material Information

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

<https://www.signalchecker.co.uk/>

Broadband Coverage

Broadband coverage can be checked using the following links –

<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

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.

Council Tax

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

Energy Performance Certificate

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

FURTHER INFORMATION

The price stated is for a 50% shared ownership (leasehold) purchase. A monthly rent, inclusive of service charges and buildings insurance etc, is payable at £250.51. There are 122 years remaining on the lease. This property is also available to purchase for £185,000 (freehold), and other % shared ownership (leasehold) options may also be available. Please ask for more information.

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and turn left onto Bull Lane. Continue onto Trafalgar Square/B1390. Turn right onto Thompson Close and 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 OUR LONG SUTTON BRANCH FOR A FREE MARKETING APPRAISAL.



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.