

# LONG SUTTON

A 2-bedroom detached bungalow requiring some modernisation, but situated on a generous corner plot in a sought-after residential setting within close proximity to the town amenities.

Inside, the bungalow offers a living room, a fitted kitchen with some appliances included and dual aspect windows, two double bedrooms and a shower room. Outside, there is an established and well-maintained wrap-around garden, with the rear garden area being fully enclosed. It is mostly laid to lawn, with established borders of flowers, shrubs and bushes, and further benefits from a patio area, meaning you can enjoy the garden straight away. Currently, there is off-road parking for one vehicle with further space in the attached single garage, but there is the potential to create a parking area for multiple vehicles should the buyer choose to do so. The bungalow is offered with NO FORWARD CHAIN.

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 Sir Peter Scott Walk.

## 2 York Ride, Long Sutton, Lincolnshire, PE12 9ET



**Offers in excess of £170,000 Freehold**



### Porch

4'10" x 3'0" (1.48 x 0.93)

Coved, textured ceiling. uPVC double-glazed leaded privacy door with uPVC double-glazed side panel. Wooden framed double-glazed privacy door with matching side panels to hallway.

### Hallway

Coved, textured ceiling. Ceiling light pendant. Loft hatch. Smoke detector. Airing cupboard with shelving measuring approximately 0.74 x 0.60 (m) housing "Vaillant" combi-boiler (installed in 2016). Heating thermostat. Radiator. 1 x single power-point. BT point.

### Living Room

12'7" x 11'7" (3.86 x 3.54)

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to side. Radiator. 3 x double power-points. TV point.

### Kitchen

11'7" x 9'3" (3.55 x 2.84)

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to side. uPVC double-glazed window to rear. uPVC double-glazed privacy door to rear. Fitted range of matching wall and base units with worktop over and tiled splashback. 1 and 1/2 bowl stainless steel sink and drainer with stainless steel mixer tap. "Belling" 4-burner gas hob with extractor over. Low-level "Belling" oven. Under-counter "Hotpoint" washing machine. Freestanding "Beko" tumble dryer. 2 x double power-points. 2 x single power-points.

### Bedroom 1

11'9" x 11'4" (3.59 x 3.46)

Coved, textured ceiling. Ceiling light pendant. Light pull cord. uPVC double-glazed window to front. Radiator. Power-points. BT point.

### Bedroom 2

10'7" x 9'9" (3.25 x 2.98)

Coved, textured ceiling. Ceiling light pendant. Light pull cord. uPVC double-glazed window to rear. Radiator. Power-points.

### Shower Room

6'8" x 5'4" (2.05 x 1.63)

Coved, textured ceiling. Ceiling light. uPVC double-glazed privacy window to rear. Fully-tiled walls. Low-level WC. Pedestal hand-basin. Mobility shower enclosure with wall-mounted "Bristan" electric shower. Radiator.

### Garage

15'0" x 7'10" (4.59 x 2.39)

Up-and-over door. Wooden framed window to side. Wooden pedestrian door to rear garden. Light. 1 x single power-point.

### Outside

Set on a corner plot, the bungalow benefits from an established and well-maintained wrap around garden.

The front and side of the property is mostly laid to lawn, with a driveway that currently provides parking for one vehicle, but could be extended to provide parking for multiple vehicles. A sloped path suitable for disabled access leads to the front door.

The rear garden, which is accessible from the kitchen or the pedestrian gate at the side of the property, is fully enclosed. Being mostly laid to lawn, with established borders of flowers, shrubs and bushes and a patio area, you can enjoy the garden straight away, whilst there is the potential to create something really special should you wish. The garden further benefits from a wooden storage shed, an outside light and an outside tap.

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

### 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](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 medium 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

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 for approximately 0.2 miles. Turn left onto Swapcoat Lane/B1390. Turn right onto Dick Turpin Way and take the first left onto York Ride. The bungalow is 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.



**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.