

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, Opticians, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various caterers. 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

Arrange your viewing today to avoid disappointment!

and bushes.

Outside, to the front is a gravel driveway offering parking for 3 vehicles and benefiting from a 13amp EV charger, with further space available in the garage. To the rear is a fully-enclosed garden, cleverly sectioned into entertaining and relaxing spaces. The enclosed patio with an attractive raised fishpond with waterfall and fountain features is an ideal setting for enjoying a meal/drinks, whilst the main garden area offers spaces ideal for relaxing amongst the well-maintained shrubs, trees

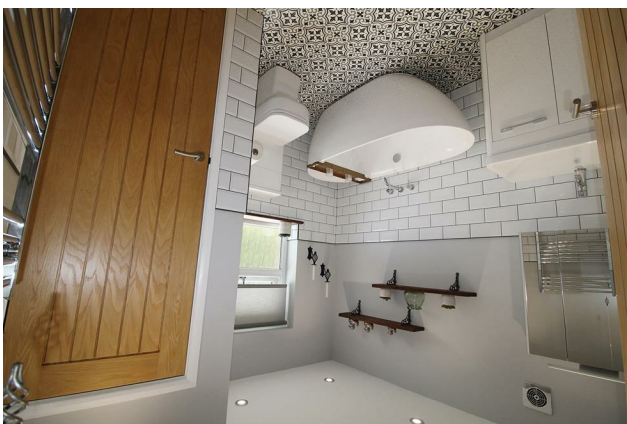
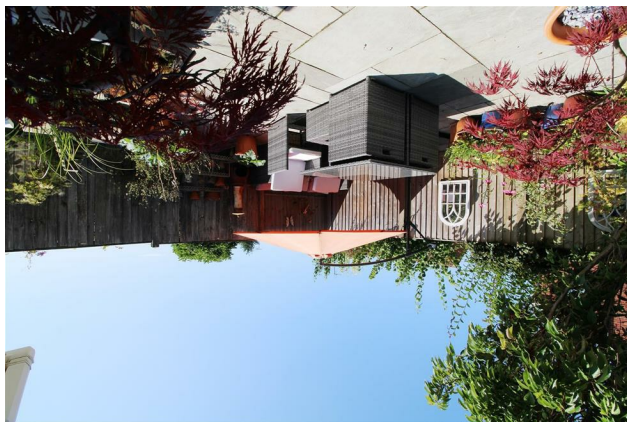
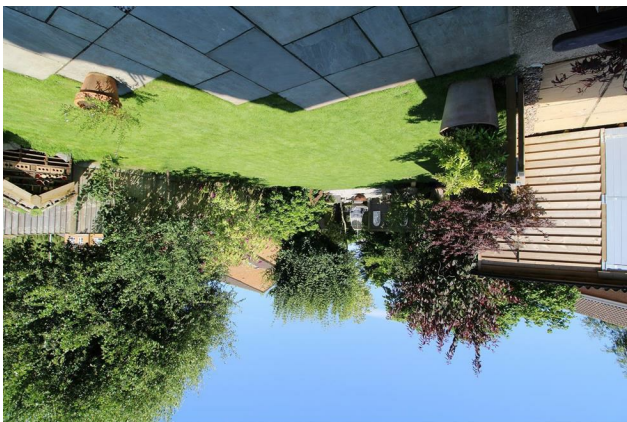
double bedroom, and a third single bedroom (which is currently utilised as an office), as well as a modern family bathroom.

Move in and instantly enjoy this impressive 3-bedroom detached family home with its contemporary but homely feel. Situated in a quiet cul-de-sac but with town amenities a short walk away, this property is bound to appeal to a busy family. Downstairs comprises a living room with a wall-mounted electric fire and feature engineered oak flooring, a fully fitted contemporary kitchen/diner with breakfast bar and space for a 6-8 seater table, with further space in the adjoining conservatory; an ideal entertaining space. A separate utility and shower room complete the offering. Upstairs does not disappoint either, with a spacious master bedroom, a second

8 Church Green, Long Sutton, Lincolnshire, PE12 9BQ



Offers in the region of £295,000 Freehold



Entrance Hall

Coved, textured ceiling. Ceiling light. Smoke detector. Composite front door with double-glazed privacy window and matching double-glazed privacy side panel. Radiator. 3 x double power-points. BT point. LVT flooring with inset doormat. Carpeted stairs to first floor.

Living Room

15'7" x 11'8" (4.77 x 3.57)

Ceiling light pendant. uPVC double-glazed window to front. Wall-mounted log-effect electric fire. Radiator. 6 x double power-points. 2 x double power-points with USB and USB-C ports. TV point. Engineered Oak flooring.

Kitchen/Diner

17'10" x 11'8" (5.46 x 3.56)

Inset ceiling lights plus dining table light. Inset island cooker hood. uPVC double-glazed window to rear. uPVC double-glazed French doors to the conservatory. Fitted range of contemporary wall and base units with worktop and coordinating splashback over. Inset composite sink with stainless steel mixer tap. Eye-level "Neff" oven and grill and eye-level "Neff" microwave-oven. Ceramic induction hob. Integrated dishwasher. Space for American-style fridge-freezer. "Ideal" gas boiler concealed in wall unit. Heating/hot water control panel. Tall radiator. 4 x double power-points. 1 x double power-point with USB ports. 3 x single power-points.

Conservatory

8'8" x 7'4" (2.66 x 2.26)

Part-brick, part uPVC double-glazed construction with apex roof. uPVC double-glazed French doors to rear and window openings to each side. Radiator. 1 x double power-point.

Utility Room

8'6" x 7'0" (max) (2.61 x 2.15 (max))

Inset ceiling lights. uPVC double-glazed window to rear. Composite double-glazed privacy door to side. Part-tiled walls. Base unit with composite sink and drainer with stainless steel mixer tap over. Storage cupboard with space and plumbing for washing machine and stackable space for number dryer over. Additional storage cupboard with shelving. LVT flooring.

Shower Room

8'5" x 2'10" (2.59 x 0.88)

Inset ceiling lights. uPVC double-glazed privacy window to side. Fully tiled walls. Low-level WC. Vanity basin unit. Shower cubicle with bi-fold door and main-fed, dual headed shower. Heated towel radiator. LVT flooring.

Landing

Coved, textured ceiling. Ceiling light. Smoke detector. Loft hatch to loft with fitted loft ladder. uPVC double-glazed high-level window to side. Carpeted.

Bedroom 1

16'0" x 9'10" (4.88 x 3.00)

Coved, textured ceiling. Ceiling light. Light pull cord. uPVC double-glazed window to front. Radiator. 2 x double power-points with USB ports. 2 x double power-points. Carpeted.

Bedroom 2

11'6" x 9'10" (3.53 x 3.00)

Coved, textured ceiling. Ceiling light pendant. Light pull cord. uPVC double-glazed window to rear. Radiator. 4 x double power-points. TV point. Carpeted.

Bedroom 3

10'9" (max) 7'9" (min) x 7'10" (max) 4'9" (min) (3.29 (max) 2.38 (min) x 2.41 (max) 1.47 (min))

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to front. Radiator. 4 x double power-points. TV point. Carpeted.

Bathroom

7'10" (max) x 7'10" (max) (2.41 (max) x 2.40 (max))

Inset ceiling lights. uPVC double-glazed privacy window to rear. Extractor fan. Part-tiled walls. 3-piece suite comprising an oval double-ended freestanding bath with wall-mounted stainless steel tap, a low-level WC and a vanity basin unit. Airing cupboard measuring approximately 0.85m x 0.81m housing hot water cylinder with shelving. Heated towel rail. Wall-mounted mirrored vanity unit with light. Decorative tiled floor.

Garage

16'2" x 8'9" (4.95 x 2.67)

Electric roller-shutter door and pedestrian door. Consumer unit. Lighting and power. Loft hatch providing access to garage loft space. Carpet tiles to floor.

Outside

To the front of the property is a gravel driveway providing off-road parking for 3+ vehicles, and a slabbed pathway extends from the roadside to the front door. Established shrubs and bushes add some pops of colour. The front of the property further benefits from a storm porch over the front door, security lighting, and a 13amp EV charging point.

To the rear, is a fully enclosed garden. From the conservatory is a haven for outside dining and entertaining, laid to patio with an attractive raised fishpond constructed from railway sleepers with a waterfall and fountain feature. A lean-to-store is tucked around the side of the property. Through the gate is the main garden area, mostly laid to lawn with stone seating areas ideal for relaxing and enjoying the well-maintained shrubs, trees and bushes. It benefits from a large wooden storage shed (measuring approximately 4.85m x 3.50m) and security lights, as well as pedestrian access to the front of the property.

Council Tax

Council Tax Band C. 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 <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 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.

Directions

From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359. In 0.3 miles, turn right onto Seagate Road. Take the first right onto Lancaster Drive, and then turn right onto Church Green. Take the first left to stay on Church Green, and the property is 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.



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.