

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, Library, Ironmongers, Electricians, 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.

Don't miss out on the opportunity to make this delightful cottage your new home. Viewings are highly recommended to fully appreciate the character of this home.

Welcome to Daniels Gate, Long Sutton - a charming location for this 2-bedroom detached cottage. The modernisation and improvements made to this cottage ensure that you can enjoy the perfect blend of traditional charm and contemporary comfort. Boasting a living room and separate dining room, perfect for entertaining guests or simply relaxing with your loved ones, kitchen, spacious utility room, two bedrooms and a family bathroom. Off-road parking to the side of the property. Fully enclosed rear garden offers further off-road parking/gravelled garden space plus a lawn decorated with mature trees and various raised flower beds.

26 Daniels Gate, Long Sutton, Lincolnshire, PE12 9DP



Offers in the region of £180,000 Freehold



Entrance Hallway

5'3" x 2'7" (1.61 x 0.81)

uPVC door to front. Access to storage cupboard. Tiled floor.

Living Room

12'10" x 11'3" (3.92 x 3.45)

Wood beam ceiling. uPVC double-glazed window to front. Feature double-sided fireplace with multi-fuel burner. TV aerial socket. Power points. Radiator. Laminate flooring.

Utility Room

13'10" x 7'1" (4.23 x 2.17)

Inset ceiling lights. Part uPVC part double-glazed door to rear. uPVC double-apsed double-glazed windows to side and rear. Worktop with space and plumbing for undercounter washing machine and tumble dryer. Power points. Radiator. Vinyl flooring.

Kitchen

10'5" x 6'8" (3.19 x 2.05)

Wooden beam ceiling. uPVC double-glazed window to rear. Matching wall and base units with worktop over. Stainless steel 1 1/2 bowl sink and drainer with mixer tap over. Space for electric oven and tall fridge freezer. Vinyl flooring.

Dining Room

12'4" x 7'8" (3.78 x 2.34)

Wood beam ceiling. uPVC double-glazed window to front. 2 x wall lights. Feature double-sided fireplace with multi-fuel burner. Power points. Tiled floor.

Bedroom 1

12'9" x 9'2" (3.89 x 2.80)

Sloped ceiling. Double-aspect uPVC double-glazed windows to front and side. Pannelled walls. Air conditioning unit. Wall hung electric heater.

Bedroom 2

12'0" x 5'3" (3.67 x 1.61)

Sloped ceiling. uPVC double-glazed window to front. Power points. Wall hung electric heater. Vinyl wood effect floor.

Bathroom

7'1" x 5'0" (2.18 x 1.54)

Sloped ceiling. uPVC single-glazed privacy window to rear. Pedestal hand basin. Low-level WC. Panelled bath with twin taps and shower head attachment. Part tiled. Wall-hung electric heater. Vinyl wood effect flooring.

Outside

Off-road parking to the side of the property with electric car charging point. A pair of timber gates gives access to rear garden. Fully enclosed rear garden offers further off-road parking/gravelled garden space. Lawn decorated with mature trees and various raised flowers beds. Peaceful patio area offers the perfect spot for outdoor dining. Outdoor light. Outdoor tap. Storage shed.

Material Information**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 B. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Services

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

Electric radiator heating and multi-fuel burner.

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.

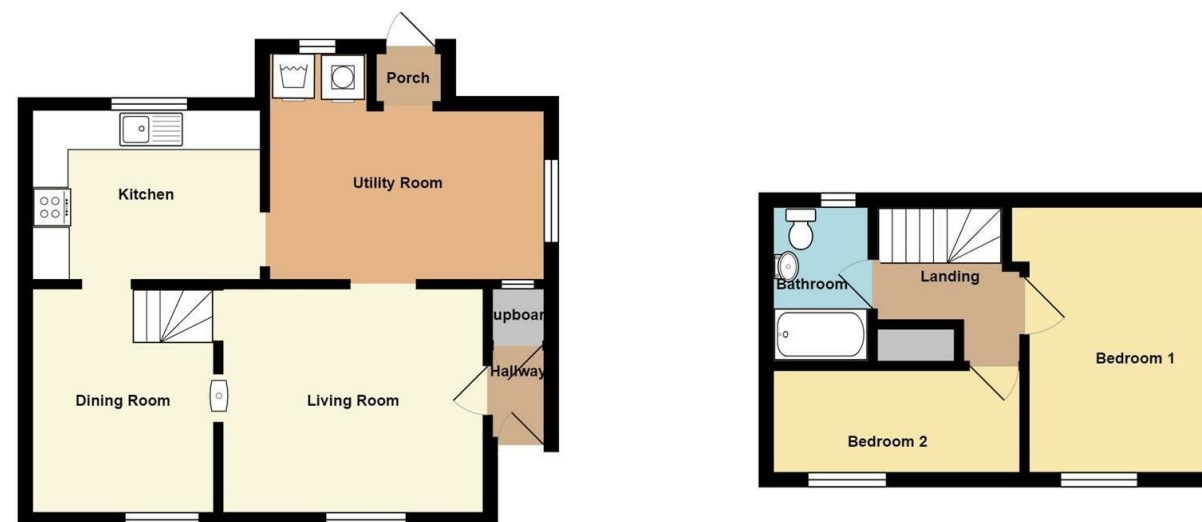
Directions

From our office in Long Sutton, Head north-west on High Street towards Market Place and turn right onto Park Lane. Turn left onto Daniels Gate. After a short drive the property can be located on the 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.co.uk for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT YOUR NEAREST OFFICE OF GEOFFREY COLLINGS & CO FOR A FREE MARKETING APPRAISAL.



All measurements are approximate and for display purposes only

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.