

# 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.

This neat mid-terrace property is in a popular and convenient location within walking distance of local amenities. The generously proportioned accommodation, being neutrally 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 shower room. The property also benefits from uPVC double glazing throughout and a gas-fired central heating system. We understand that some of the neighbouring properties have had their loft spaces converted, ideal for someone looking for a home that can grow with them! Outside, the property has an enclosed low-maintenance garden which benefits from a wooden storage shed, an outside light, and outside power-point. An allocated parking space is included with the property. Offered with vacant possession and no forward chain, this property is sure to be snapped up quickly. Viewings are highly recommended!

## 4 Taverners Mews, Long Sutton, Lincolnshire, PE12 9BF



Offers in the region of £175,000 Freehold





## Living Room

13'3" x 12'7" (4.04 x 3.85)

Coved, textured ceiling. Ceiling light. Smoke detector. uPVC double-glazed privacy door to front. uPVC double-glazed bay-style window to front. Radiator. Wall-mounted consumer unit. 2 x double power-points. TV point. BT point.

## Kitchen/Diner

16'3" x 9'11" (4.96 x 3.03)

Coved, textured ceiling. 2 x ceiling lights. Carbon monoxide detector. uPVC double-glazed door to rear. uPVC double-glazed window to rear. Fitted range of matching wall and base units with worktop over. Stainless steel sink and drainer with stainless steel mixer tap. Free-standing oven, grill and hob with extractor over. Wall-mounted 'Glow-Worm' gas boiler. Space and plumbing for washing machine. Space for a tall fridge-freezer. Understairs storage cupboard. 2 x radiators. 3 x double power-points. 1 x single power-point. Thermostat. Stairs to first floor with 'Stannah' stair lift which can either be removed or left in situ according to the buyers needs.

## Cloakroom

5'9" x 2'9" (1.77 x 0.85)

Coved, textured ceiling. Ceiling light pendant. Two piece suite comprising a low level WC and a wall-mounted hand basin with a tiled splash back. Extractor fan.

## Landing

8'3" x 7'2" (2.52 x 2.20)

Coved, textured ceiling. Loft hatch. Smoke detector.

## Bedroom 1

13'3" x 12'7" (4.04 x 3.84)

Coved, textured ceiling. Ceiling light pendant. 2 x uPVC double-glazed windows to front. Radiator. TV point. 2 x double power-points.

## Bedroom 2

13'3" x 7'7" (4.04 x 2.32)

Coved, textured ceiling. 2 x uPVC double-glazed windows to rear. Radiator. 2 x double power-points.

## Shower Room

8'4" x 5'6" (2.55 x 1.69)

Coved, textured ceiling. Ceiling light. Extractor fan. 3-piece suite comprising a low-level WC, a pedestal hand basin and a tiled shower cubicle with 'Mira' electric shower. Radiator. Wall-mounted vanity cupboard with mirror.

## Outside

The low-maintenance rear garden is laid to patio slabs and gravel and is fully enclosed, with a pedestrian gate to the rear. It benefits from a wooden storage shed, as well as an outside light, outside tap, and outside power-point. To the front of the house is a small kerbside garden with mature plants and shrubs. The property benefits from an allocated parking space in the well-maintained resident's car park.

## Council Tax

Council Tax Band A. Please contact South Holland District Council for more information on the Council Tax (01775 761161)

## Energy Performance Certificate

EPC Band C. If you would like to view the full EPC, then please enquire at our Long Sutton office.

## Services

All mains supply services are understood to be installed, but purchasers should make their own enquiries of the relevant authorities.

## Directions

From the Geoffrey Collings Long Sutton office, turn left into Market Place. Follow the road round to the right (past the war memorial) as it becomes West Sreet. Taverners Mews can be found on your left-hand side.

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.

## Further Information

There is an annual management charge payable in respect of the maintenance of the common areas (Car park and rear footpath etc.). Vendors are currently paying £35 per month.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Autocad 2002

**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.