

LONG SUTTON

The small but busy Market Town of Long Sutton is located approximately 3.6 miles away and 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

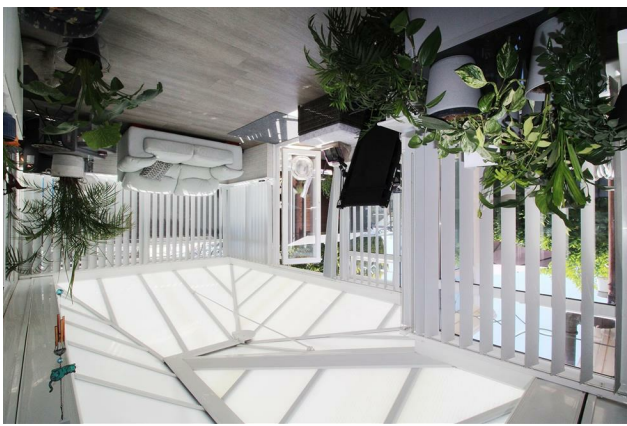
Don't miss the opportunity to make this charming bungalow your new home. With its desirable location, spacious interior, and ample parking, this property has all the makings of a wonderful place to create new memories and enjoy the best of village living.

Welcome to this charming detached bungalow located on Main Road in the delightful village of Gedney Drive End. This property boasts a spacious layout including living/dining room with feature multi-burner, fully fitted modern kitchen, utility room, separate cloakroom, conservatory, 3 good-sized bedrooms and family bathroom. To the rear is a fully enclosed low-maintenance garden, laid to patio paving and decorated with various shrubs and bushes. To the front a large driveway providing off-road parking for multiple vehicles, motorhome or caravan. Further space can be found in the single garage.

Chimneys Main Road, Gedney Drive End, Lincolnshire, PE12 9PD



Offers in the region of £315,000 Freehold



Entrance Porch

3'11" x 3'5" (1.20 x 1.06)

New uPVC part double glazed door and matching side panel. Wooden skated ceiling. Tiled floor.

Hallway

16'11" x 6'11" (max) (5.17 x 2.11 (max))

UPVC part double glazed door with matching side panel. Textured and covered ceiling. Large storage cupboard with shelves and housing hot water cylinder. Telephone socket. 1 x double power-point. Fischer electric radiator. Wood effect laminate flooring.

Living / Dining Room

20'9" x 12'4" (6.35 x 3.76)

Textured and covered ceiling. UPVC double glazed bay-style window to front. New uPVC double-glazed sliding door to conservatory. Multi-burner with attractive slate and marble surround and mantle. Telephone socket. Aerial point. 3 x double power points. Fischer electric radiator x 2. Wood effect laminate flooring.

Kitchen

12'11" x 9'7" (3.94 x 2.93)

Textured and covered ceiling. UPVC double-glazed windows to conservatory. Range of matching contemporary wall and base units with worktops over. Breakfast bar. Stainless steel sink and drainer with mixer tap. Induction hob with extractor fan over. Built-in eye-level oven and grill. Integral dishwasher. Space for large American-style fridge freezer. 4 x double power points. Fully tiled walls and floor. Fischer electric radiator.

Utility Room

8'11" x 6'3" (2.74 x 1.91)

NEW 2018 - Textured and covered ceiling. UPVC double glazed window to conservatory. UPVC double glazed door to conservatory. Range of matching wall and base units with worktops over. Stainless steel sink and drainer with mixer tap., Plumbing for washing machine. Space for tumble dryer. Tiled splashbacks. 2 x double points. Tiled floor.

Large Storage Cupboard.

Large storage cupboard with shelving. 1 x double power-point. Light.

Cloakroom

4'7" x 3'8" (1.40 x 1.12)

NEW 2018 - Textured and covered ceiling. UPVC double glazed window to rear. Low-level WC. Vanity hand basin. Part tiled walls. Tiled floor.

Conservatory

19'5" x 10'11" (5.94 x 3.35)

Part brick, part double glazed with poly carbon roof. Double glazed patio doors to garden. Aerial socket. 1 x double power point. 1 x single power point. Tiled floor.

Bedroom 1

12'6" x 12'7" (3.83 x 3.86)

Textured and covered ceiling. UPVC double glazed window to rear. Fully fitted bedroom furniture. Aerial socket. 2 x double power points. 1 x single point. Fischer electric radiator.

Bedroom 2

10'9" x 10'8" (3.28 x 3.27)

Textured and covered ceiling. UPVC double glazed window to side. Aerial socket. 2 x double power points. 1 x single point. Fischer electric radiator.

Bedroom 3

10'8" x 9'8" (3.27 x 2.96)

Textured and covered ceiling. UPVC double glazed window to side. 2 x double power points. Fischer electric radiator.

Bathroom

11'2" (max) x 6'11" (3.41 (max) x 2.13)

NEW 2018 - Textured and covered ceiling. UPVC double-glazed window to front. Fully tiled walls and floor. Low-level WC. Pedestal hand basin. Walk-in double shower with sliding doors and mains fed double headed shower. Extractor fan. Stainless steel towel rail/radiator.

Outside

The rear garden is hard landscaped to include a patio bordered with feature wooden fencing. There is a raised patio area overlooking open fields and paddocks. It has mature bushes, trees, shrubs and plants. Storage includes a wooden shed and a greenhouse. Outside tap. Outside lighting. Pedestrian gate to the front. The front garden has mature shrubs, trees and bushes. The driveway is gated and block-paved and provides off-road parking for numerous vehicles/caravan/motor-home, and leads to an integral single garage. Outside lighting.

Attached Single Garage

16'6" x 11'0" (5.05 x 3.37)

Up and over door. UPVC double glazed window view to front. Textured and covered ceiling. Power and lighting.

Council Tax

Council Tax Band B. For more information on the council tax please contact South Holland District Council (Tel: 01775 761161)

Energy Performance Certificate

EPC Band E. This rating could probably be increased to Band D with the use of low energy light bulbs now installed throughout the property. If you would like to view the full EPC, then please enquire at our Long Sutton office.

Services

Mains electric, water and a compliant septic tank are all understood to be installed at this property.

Central heating type - Fischer Electric Radiators installed 2022 under a 10 year guarantee.

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 can be checked using the following links –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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.

Directions

Travelling from our office head northwest towards Market Place. Take the 2nd turning on the right into Lime Walk, continue on this road bearing right at the fork into Colleys Gate. Continue to T junction. Turn left onto Lutton Bank and continue to T junction. Turn right onto Main Road and the property can be found, just as you enter the village,, 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 4.00pm.

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.



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.