

LONG SUTTON

DON'T MISS OUT! The chance to purchase this 3/4 bedroom detached house offered WITH NO FORWARD CHAIN, and conveniently situated in a cul-de-sac location within walking distance of the town primary school and pre-school is bound to appeal to many growing families searching for a home! Whilst well-maintained and in a move-in ready condition, this property is one you could really put your own stamp on. Some neighbouring properties have extended over their garages for example, so subject to planning consent, this may be something the buyer considers too in the future.

Downstairs currently comprises a spacious living room, a fitted kitchen/diner with conservatory off providing a great entertaining space, a separate utility room, as well as a WC. The garage has been converted to provide a downstairs 4th bedroom/office/play room. Upstairs benefits from two double bedrooms, a third single bedroom and a contemporary family shower room.

Outside to the front of the property is a gravel driveway providing parking for 3 vehicles, with an established border of shrubs, bushes and low-level conifer hedging. There is a pedestrian gate to the rear garden, which is laid to lawn with a large patio area ideal for outside dining/entertaining. The garden further benefits from a wooden storage shed with windows, a greenhouse, and a lean-to store is tucked around the side of the house.

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, Fromongers, Electrical store, Dentists, Hairdressers and various cafes. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.



13 Highgrove, Long Sutton, Lincolnshire, PE12 9ER



Offers in the region of £270,000 Freehold



Entrance Hall

Coved, textured ceiling. Ceiling light. uPVC double-glazed privacy door with uPVC double-glazed privacy side panel. Dado rail. Radiator. Thermostat. 1 x single power-point. BT point. Laminate flooring. Stairs to first floor.

Living Room

14'2" x 11'8" (4.32 x 3.56)

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to front. Brushed steel pebble electric fire set on wooden hearth with wooden mantle and tiled surround. Dado rail. 1 x double power-point. 2 x single power-points. TV point. Carpet flooring.

Kitchen/Diner

17'11" x 9'4" (5.48 x 2.86)

Coved, textured ceiling. Ceiling light and ceiling fan light. uPVC double-glazed window to rear. uPVC double-glazed French doors to Conservatory. Fitted range of matching wall and base units with worktop over and tiled splashback. 1 and 1/2 bowl composite sink and drainer with stainless steel mixer tap. Eye-level 'Zanussi' oven and grill. 'Hotpoint' ceramic hob with 'Neff' extractor over. Freestanding 'Bosch' dishwasher. Freestanding 'Hotpoint' fridge. Understairs storage cupboard with shelving. 2 x radiators. 5 x double power-points plus additional points for appliances. Tiled flooring.

Conservatory

10'11" x 9'3" (3.34 x 2.82)

Part-brick, part uPVC double-glazed construction with polycarbonate apex roof with window opening and fan light. uPVC double-glazed French doors to side. Radiator. 2 x double power-points. Tiled flooring.

Utility Room

7'10" x 5'8" (2.39 x 1.74)

Textured ceiling. Ceiling light. uPVC double-glazed window to rear. uPVC double-glazed privacy door to side. Fitted wall unit. Fitted base unit with worktop extending over 'Hotpoint' washing machine and 'Hotpoint' tumble dryer. Floor-standing 'Worcester' boiler. Pantry/storage cupboard with shelving measuring approximately 0.94(m) x 0.82(m) with freestanding 'Hotpoint' freezer. Heating/hot water control panel. 2 x single power-points. Half-tiled walls. Tiled flooring.

WC

4'2" x 3'0" (1.28 x 0.93)

Textured ceiling. Ceiling light. uPVC double-glazed privacy window to side. Two-piece suite comprising a low-level WC and wall-mounted hand basin. Half-tiled walls. Wall-mounted 'DeLonghi' electric heater. Tiled flooring.

Office/Playroom/4th Bedroom

14'1" x 7'5" (4.30 x 2.27)

uPVC double-glazed window to front. uPVC double-glazed privacy window to side. 3 x wall lights. Wall-mounted 'Newlec' electric heater. 3 x double power-points. TV point. Laminate flooring.

Landing

Coved, textured ceiling. Ceiling light. Smoke detector. Loft hatch. uPVC double-glazed window to side. Dado rail. 1 x single power-point. Carpet flooring.

Bedroom 1

13'3" x 9'9" (4.05 x 2.99)

Coved, textured ceiling. Ceiling light pendant. Light pull cord. uPVC double-glazed window to front. Radiator. 2 x single power-points. BT point. Carpet flooring.

Bedroom 2

10'6" x 9'9" (3.22 x 2.99)

Coved, textured ceiling. Ceiling light pendant. Light pull cord. uPVC double-glazed window to rear. Radiator. 2 x single power-points. Carpet flooring.

Bedroom 3

9'4" (max) x 7'11" (max) (2.87 (max) x 2.42 (max))

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to front. Radiator. 1 x double power-point.

Shower Room

7'10" x 6'4" (2.39 x 1.94)

Coved, textured ceiling. Ceiling light. uPVC double-glazed privacy window to rear. Contemporary vanity unit with storage cupboards housing low-level WC and hand basin. Walk-in shower cubicle with glass screen and mains-fed 'Mira' shower. Airing cupboard housing hot water cylinder with shelving. Radiator. Extractor. Shaving point. Tiled flooring.

Outside

To the front of the property, the gravel driveway provides off-road parking for 3 vehicles. There is an established border of shrubs and bushes, as well as a well-maintained low-level conifer hedge. A pedestrian gate provides access to the rear of the property. The enclosed rear garden is also accessible from the utility room or the conservatory. It is laid to lawn with a large patio area ideal for outside dining/entertaining. An additional raised concrete slab provides the perfect base for an additional entertaining/relaxing space. The border provides space for you to add your own planting amongst the already established ones. The garden further benefits from a wooden storage shed with windows, a greenhouse, and a lean-to store is tucked around the side of the house. There is an outside light and tap.

Solar Panels

This property benefits from solar panels which were installed by A Shade Greener in 2013 under a 25 year lease to the property. The lease adheres to the Council of Mortgage Lenders' Guidelines and is approved by all major mortgage lenders such as Barclays, Halifax, Nationwide, Bank of Scotlane, Santander, Leeds Building Society, RBS, HSBC, NatWest and many more providers.

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

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

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 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

www.gov.uk/request-flooding-history

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 for 0.2 miles and turn left onto Swapcoat Lane. In 450ft, turn right onto Dick Turpin Way. Continue on Dick Turpin Way and turn left onto Highgrove, where the property is located on the left-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.