

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, Frommengers, 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.

Offered with NO FORWARD CHAIN, arrange your viewing today if you'd like to make your move on the property ladder.

Outside, to the rear of the property is an enclosed garden, mostly laid to lawn with an area of low-maintenance gravel and paving slabs. The garden has pretty and established borders of shrubs, bushes and trees filled with decorative slate. It further benefits from a large storage shed, an attractive water feature, outside power and a tap. To the front of the property is off-road parking for 4+ vehicles, with additional space available in the detached garage.

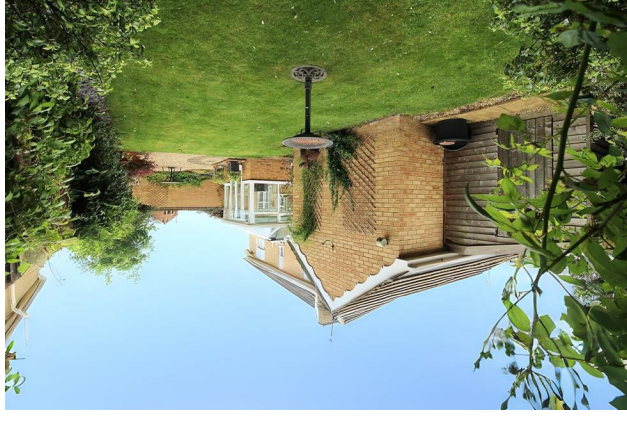
Upstairs, the gallery landing leads to two double bedrooms, one of which boasts a fitted bedroom suite and a contemporary en-suite, and a third single bedroom, as well as a family bathroom.

Downstairs, the property comprises a spacious living room with dual-aspect windows, a fitted kitchen/diner with French doors to the conservatory, creating an ideal entertaining space, as well as a downstairs cloakroom.

A fantastic opportunity to acquire this modern 3-bedroom detached house, situated on a corner plot in a popular cul-de-sac, within walking distance of the town centre and its amenities.

23 The Maltings, Long Sutton, Lincolnshire, PE12 9EX

Offers in the region of £285,000 Freehold



Entrance Hall

Coved, textured ceiling. Ceiling light. uPVC door with double-glazed privacy windows and a double-glazed privacy window over. Radiator. Power-point. BT point. Laminate flooring. Stairs to first floor.

Living Room

17'8" x 10'9" (5.41 x 3.30)

Coved, textured ceiling. Ceiling light. uPVC double-glazed sash window to front. uPVC double-glazed sash windows to rear. 2 x wall lights. Coal-effect gas fire set on marble hearth with marble surround and wooden mantle. 2 x radiators. Power-points. TV point. Laminate flooring.

Kitchen/Diner

17'8" x 11'3" (max) (5.41 x 3.45 (max))

Coved, textured ceiling. 2 x ceiling lights. uPVC double-glazed sash window to front. uPVC double-glazed French doors to conservatory. Fitted range of matching wall and base units with worktop over and tiled splashbacks which were replaced 18 months ago. Composite sink and drainer with stainless steel mixer tap. Integrated oven, ceramic hob and extractor fan. Wall-mounted gas combi-boiler. Space and plumbing for a washing machine. Space for an under-counter fridge and freezer. Radiator. 4 x double power-points. 1 x single power-point. BT point.

Conservatory

9'4" x 8'2" (2.87 x 2.51)

Part brick, part uPVC double-glazed construction with apex roof. uPVC double-glazed French doors to rear. 1 x wall light. Wall-mounted electric heater. Power-points. Laminate flooring.

WC

5'8" x 2'9" (1.75 x 0.85)

Coved, textured ceiling. Ceiling light. uPVC double-glazed sash privacy window to side. 2-piece suite comprising a low-level WC and vanity hand basin unit with a tiled splashback. Radiator. Tiled flooring.

Landing

Coved, textured ceiling. Ceiling light. Loft hatch. uPVC double-glazed sash window to rear. Airing cupboard. Radiator. 1 x double power-point. Laminate flooring.

Bedroom 1

11'1" x 10'5" (3.38 x 3.18)

Coved, textured ceiling. Ceiling light. uPVC double-glazed sash window to front. Fitted bedroom suite. Radiator. Power-points. Laminate flooring.

En-Suite

5'3" x 5'2" (1.61 x 1.59)

Coved, textured ceiling. Ceiling light. Extractor. uPVC double-glazed sash privacy window to front. 3-piece suite comprising a vanity basin unit, a low-level WC and a corner shower cubicle with mains fed shower. Fully-tiled walls. Heated towel rail. Shaving point. Tiled flooring.

Bedroom 2

11'6" x 8'11" (3.53 x 2.72)

Coved, textured ceiling. Ceiling light. uPVC double-glazed sash window to front. Cupboard providing storage/wardrobe space. Radiator. Power-points. Laminate flooring.

Bedroom 3

7'4" x 6'11" (2.26 x 2.13)

Coved, textured ceiling. Ceiling light. uPVC double-glazed sash window to rear. Radiator. Power-points. Laminate flooring.

Bathroom

7'10" x 5'10" (2.41 x 1.78)

Coved, textured ceiling. Ceiling light. uPVC double-glazed sash privacy window to rear. Three-piece suite comprising a low-level WC, a pedestal hand basin with tiled splashback, and a bath with panel, stainless steel mixer tap with shower head attachment and tiled splashback. Wall-mounted vanity unit. Extractor fan. Shaving point. Laminate flooring.

Garage

18'5" x 9'3" (5.62 x 2.82)

Detached single garage with an up-and-over door, power and lighting. uPVC pedestrian door to garden.

Outside

The front of the property is laid to stone, with an attractive low-level wall with wrought-iron railings and a sloped pathway to the front door. The driveway offers parking for 4+ vehicles, with additional space in the detached garage. A pedestrian gate provides access to the rear garden.

To the rear of the property is an enclosed garden, mostly laid to lawn with an area of low-maintenance gravel and paving slabs. The garden has pretty and established borders of shrubs, bushes and trees filled with decorative slate. The garden further benefits from a water-fountain feature, a power-point, a tap and a large lean-to shed neatly tucked around the side of the garage.

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

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 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

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 for approximately 0.3 miles. Turn right onto The Maltings, Follow the road round to the right where you will find the property located 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.