

# LONG SUTTON

With a 1/4 acre parcel of land (STMS), find this 3-bedroom end-terrace property situated on the outskirts of town with easy access to the A17. Inside, downstairs offers a living room with dual-aspect windows and an open fire, a kitchen with fitted units, a downstairs wet room and a separate WC. Upstairs offers two double-bedrooms, one of which has a fitted hand-basin, as well as a further single bedroom. Outside, to the front of the property is a low-maintenance area with unrestricted on-street parking available. To the rear of the property is a fully-enclosed courtyard, laid to a mixture of concrete, gravel and stone. The courtyard benefits from an outside light and tap, as well as a wooden summer house, and two small brick-built stores. A pedestrian gate takes you to the shared driveway, across which is the parcel of land, laid to grass with established trees. Neighbouring properties have created off-road parking areas.

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, 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.

## 5 Sutton Crosses, Long Sutton, Lincolnshire, PE12 9AU

Offers in the region of £175,000 Freehold





### Entrance Hall

4'3" x 3'4" (1.30 x 1.04)

Storm porch over uPVC double-glazed privacy door. Ceiling light pendant. Smoke detector. Vinyl flooring

### Kitchen

10'9" x 8'11" (max) (3.29 x 2.73 (max))

Textured ceiling. Strip light. uPVC double-glazed window to front. Fitted base units with worktop over and tiled splashback, with one matching wall unit. Stainless steel sink and drainer with stainless steel mixer tap. Space for freestanding electric cooker. Floor-standing 'Creda' electric storage heater. Consumer unit. 1 x double power-point. 2 x single power-points. Vinyl flooring.

### Living Room

15'8" x 11'5" (max) (4.79 x 3.50 (max))

Coved ceiling. Ceiling light pendant. uPVC double-glazed bay-style window to front. uPVC double-glazed window to rear. Open fire with grate set on a tiled hearth and surround with a wooden mantle. Characterful arched alcove. 2 x floor-standing 'Creda' electric storage heaters. 2 x double power-points. 1 x single power-point. BT point. TV point.

### Utility Room

7'11" x 6'11" (max) (2.43 x 2.11 (max))

Textured ceiling. Ceiling light pendant. uPVC double-glazed privacy door to rear. uPVC double-glazed window to rear. Space for a tall fridge/freezer. Understair storage cupboard. Floor-standing 'Creda' electric storage heater. 1 x double power-point. Vinyl flooring.

### Wet Room

5'6" x 4'4" (1.70 x 1.33)

Textured ceiling. Ceiling light. uPVC double-glazed privacy window to rear. Wall-mounted hand basin. 'Triton' electric shower with shower curtain and tiled walls. Wall-mounted 'Dimplex' electric heater.

### WC

4'3" x 2'9" (1.31 x 0.84)

Textured ceiling. uPVC double-glazed privacy window to rear. Mid-level WC. Vinyl flooring.

### Landing

Ceiling light pendant. uPVC double-glazed window to rear. 1 x single power-point. Carpet flooring.

### Bedroom 1

16'0" x 9'0" (max) (4.88 x 2.75 (max))

Textured, sloped ceiling. Ceiling light pendant. uPVC double-glazed window to front. uPVC double-glazed window to rear. Picture rail. Airing cupboard housing hot-water cylinder and cold-water tank measuring approximately 1.95(m) x 0.86(m). Hand-basin set in worktop. Floor-standing 'Creda' electric storage heater. 1 x double power-point. 1 x single power-point. Carpet flooring.

### Bedroom 2

11'8" x 9'8" (max) (3.56 x 2.97 (max))

Sloped ceiling. Ceiling light pendant. uPVC double-glazed window to front. Picture rail. Floor-standing 'Creda' electric storage heater. 2 x single power-points. Carpet flooring.

### Bedroom 3

8'7" x 7'3" (2.63 x 2.21)

Sloped ceiling. Ceiling light pendant. uPVC double-glazed window to rear. Picture rail. Floor-standing 'Creda' electric storage heater. 2 x single power-points. Carpet flooring.

### Outside

To the front of the property is a well maintained hedge and a shared access wrought-iron pedestrian gate. The area is laid to pea-gravel and paving slabs. Un-restricted on-street parking is available.

To the rear of the property is a fully-enclosed low-maintenance courtyard, laid to a mixture of concrete, gravel and stone. The courtyard benefits from an outside light and tap, as well as a wooden summer house, and two brick-built stores measuring approximately 1.49(m) x 0.82(m) each. A pedestrian gate takes you to the shared driveway, across which is a further parcel of land just under 1/4 acre (sts) laid to grass with established trees. Neighbouring properties have created off-road parking areas/added outbuildings.

### Council Tax

Council Tax Band A. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

### Energy Performance Certificate

EPC Rating E. 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 private drainage are all understood to be installed at this property.

Central heating type - Electric storage heaters.

### 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](http://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 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](http://www.gov.uk/check-long-term-flood-risk)

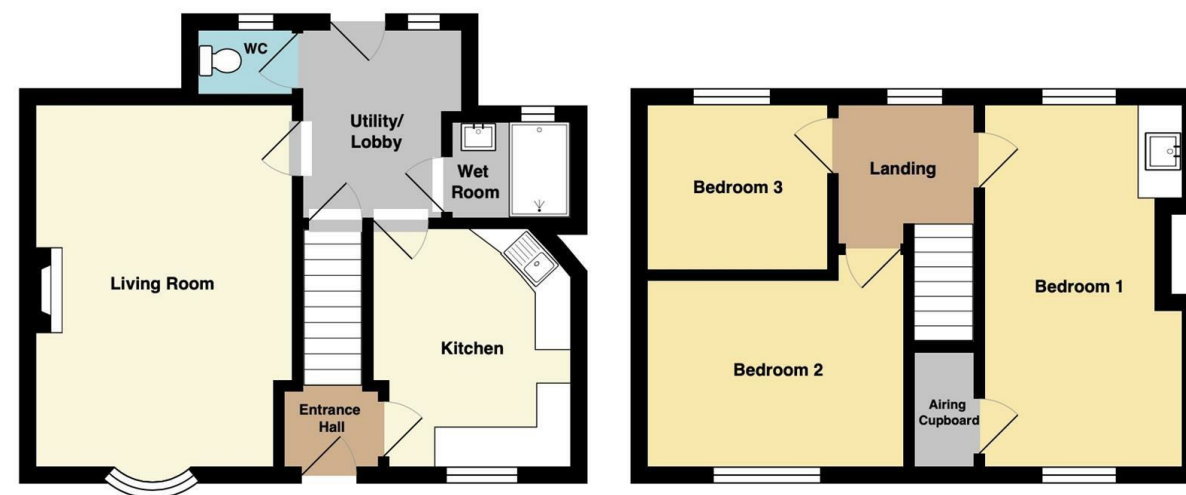
[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

### Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359. Turn left onto Bull Lane and continue onto Trafalgar Square. Continue onto Station Road. At the roundabout, take the 2nd exit onto Cowper's Gate/B1390. Take a slight left onto Brown's Gate, 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.