

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, Fromongers, Electrical store, Dentists, Hairdressers and various eateries. 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.

Arrange your viewing today to avoid disappointment!

Outside, the fully-enclosed rear garden is laid to a combination of grass and lower-maintenance gravel, with a patio with pergola over providing the ideal seating/dining area. There are attractive and established borders of shrubs and bushes. The garden further benefits from two large metal storage sheds, as well as an impressive workshop with power and lighting. The detached single garage has had an enclosed car-port with vehicular and pedestrian access added to it to create additional secure parking, whilst to the front of the bungalow is parking for multiple vehicles/a caravan/motorhome if required.

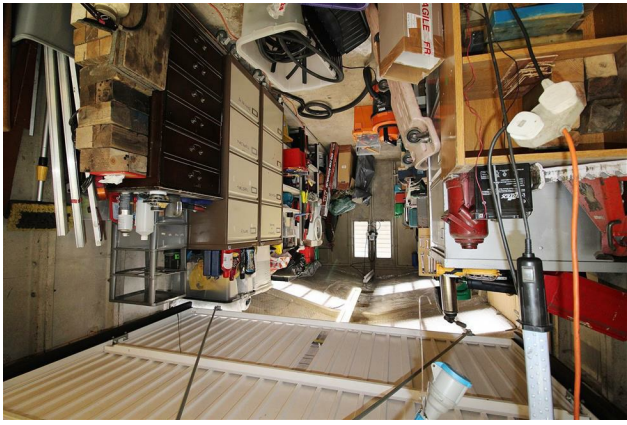
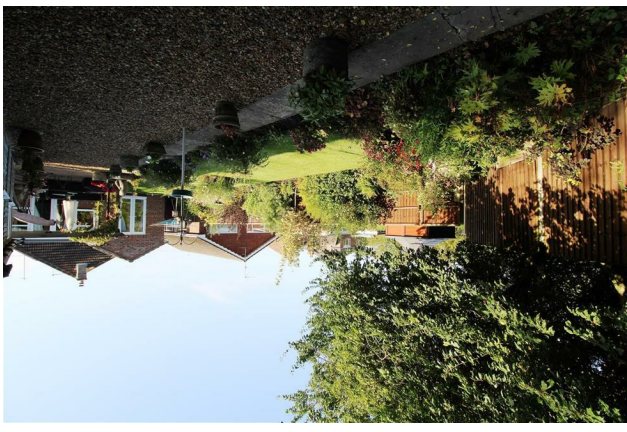
bathroom.

A 3-bedroom detached bungalow situated on a good-sized plot on the outskirts of the town offering more than meets-the-eye. This property has been lovingly updated throughout and is presented to a high standard, ready for a new owner to enjoy. The bungalow offers spacious living accommodation consisting of a living room with a feature bay window and a multi-fuel burner, a garden room with a newly replaced resin-bonded roof, a bright and airy fitted kitchen/diner with an apex roof and a separate pantry/utility area. To complete the offering are 3 double bedrooms with an en-suite shower room to the master, as well as a contemporary

73 Gedney Road, Long Sutton, Lincolnshire, PE12 9JU



Offers in the region of £280,000 Freehold



Porch

3'3" x 2'7" (1.01 x 0.80)

With a uPVC double-glazed door.

Hallway

Coved ceiling. Ceiling light pendant. Loft access with fitted ladder. uPVC double-glazed door with decorative stained glass. Storage cupboard housing wall-mounted 'Worcester' boiler. Thermostat. Power-points. Radiator.

Living Room

14'4" x 13'2" into bay (4.37 x 4.02 into bay)

Coved ceiling. 2 x ceiling light pendants. uPVC double-glazed bay-window to side. uPVC double-glazed french doors to the conservatory. Fireplace with inset multi-fuel burner set on a tiled hearth with mantle over. Power-points. 2 x radiators.

Garden Room

12'4" x 9'10" (3.78 x 3.01)

Part-brick and part uPVC double-glazed construction with a new resin-bonded roof. 2 x wall-lights. uPVC double-glazed "serving hatch" windows to kitchen/diner. uPVC double-glazed French doors to rear. Radiator.

Kitchen/Diner

24'7" x 9'2" (7.50 x 2.80)

Part vaulted ceiling with 2 x skylights. Inset ceiling lighting and 2 x feature pendants. Triple aspect windows comprising 2 x uPVC double-glazed windows to sides and uPVC double-glazed window to rear. Fitted range of contemporary wall and base units with worktops with coordinating splashback over. 1 and 1/2 bowl stainless steel sink and drainer with stainless steel mixer taps. Integrated dishwasher. Space for free-standing cooker with fan over. Space for free-standing fridge/freezer. Power-points. Radiator.

Pantry/Utility Area

8'4" x 2'8" (2.56 x 0.82)

Inset ceiling lighting. Power-points. Space and plumbing for a washing machine and space for a tumble dryer.

Bedroom 1

12'9" max x 9'8" max (3.90 max x 2.95 max)

Coved ceiling. Inset ceiling lights. uPVC double-glazed window to front. Power-points. Radiator.

En-Suite

7'8" x 3'10" (2.35 x 1.19)

Inset ceiling lighting. uPVC double-glazed privacy window to side. Low-level WC. Wall-mounted hand basin. Corner shower cubicle. Tiled splash backs. Radiator. Extractor fan.

Bedroom 2

11'10" max x 9'11" (3.63 max x 3.03)

Coved ceiling. Ceiling light pendant. Double-aspect room with uPVC double-glazed windows to front and side. Power-points. Radiator.

Bedroom 3

10'2" x 10'0" (3.10 x 3.07)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to side. Power-points. Radiator.

Bathroom

7'10" x 5'5" (2.39 x 1.66)

Inset ceiling lighting. uPVC double-glazed privacy window to side. Part-tiled walls. 3-piece suite comprising a low-level WC, a vanity hand basin unit and a panelled bath with mixer taps and shower head attachment with shower curtain over. Radiator.

Outside

The fully-enclosed rear garden is laid to a combination of grass and lower-maintenance gravel, with a patio with pergola over providing the ideal seating/dining area. There are attractive and established borders of shrubs and bushes. The garden further benefits from two large metal sheds measuring approximately 4.00m x 3.00m each, a log store area, as well as an outside tap.

The front of the bungalow is laid mostly to gravel, with a raised border constructed from railway sleepers filled with mature shrubs. The paved driveway provides off-road parking for numerous cars, with ample space for a caravan/motorhome if required. A composite pedestrian door to the car port provides access to the rear garden.

Workshop

22'8" x 12'6" (6.91 x 3.83)

Workshop of wooden construction with an aluminium roof. uPVC double-glazed french doors to front. 2 x uPVC double-glazed windows to side. uPVC double-glazed door to side. Fitted with strip-lights and power-points.

Secure Car Port

12'4 x 11'4 (3.76m x 3.45m)

With a composite pedestrian door and metal up and over door for vehicular access.

Detached Single Garage

16'1" x 8'4" (4.92 x 2.56)

Up and over door. Window to rear.

Council Tax

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

Energy Performance Certificate

EPC Band E. If you would like to view the full EPC, please enquire at our Long Sutton office. Please note this EPC was instructed in May 2017 before the refurbishment was completed.

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 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

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west onto High Street/B1359. Continue to follow the road which becomes Market Street and then Gedney Road. In 0.9 miles, the bungalow can be found 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.



Floor Plan

Floor area 91.6 m² (986 sq.ft.)

TOTAL: 91.6 m² (986 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.