

LONG SUTTON

Arrange your viewing today if you are looking to take your next step on the property ladder and want to fully appreciate what this property offers. The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Butchers, Boots, Health Centre, Library, Frommengers, Electrical store, Dentists, Hairdressers and various caterers. 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 challenging Golf Course along with the Sir Peter Scott Walk.

Outside is a beautifully manicured garden to the front, mostly laid to lawn with established borders, as well as a fully enclosed rear garden offering raised flower-beds and a vegetable patch with ample space for relaxing, dining and recreation on the large lawned area and multiple patio spaces. The property also benefits from off-road parking for 2+ vehicles with further space in the single garage. With access to the local park a 2-minute walk away, it is also just a short walk to the town centre.

This property boasts a living room, dining room and conservatory, as well as a fitted kitchen with a separate utility room and cloakroom downstairs. The upstairs offers 4 good-sized bedrooms and a family bathroom. The house has been carefully maintained, with a new boiler and hive heating system installed in 2023, along with replacement windows and a door.

A contemporary 4-bedroom detached family home offering extensive living space, located in a sought-after residential area in Long Sutton.

98 Woodlands, Long Sutton, Lincolnshire, PE12 9LZ

Offers in the region of £325,000 Freehold



Utility Room

8'1" x 4'9" (2.48 x 1.47)

Newly installed uPVC privacy-glazed door to side. Coved, textured ceiling. LED ceiling light. Matching wall and base units with worktop over. Stainless steel sink with drainer and stainless steel taps. Newly installed 'Worcester Green Star' boiler. Space and plumbing for washing machine. Radiator. 2 x single power-points.

WC

2'9" x 4'10" (0.86 x 1.48)

uPVC double glazed privacy window to rear. Coved, textured ceiling. Ceiling light. Wall hung hand basin. Low-level WC.

Kitchen

11'11" x 11'3" (3.65 x 3.45)

uPVC double-glazed window to rear. Coved, textured ceiling. LED strip light. Matching wall and base units with worktop over. 1 and 1/2 bowl sink with drainer and mixer tap. Rangemaster 110 cooker with overhead extractor hood. Integrated fridge-freezer. Integrated dishwasher. LED kitchen plinth lights. Radiator. 4 x double power-points. 1 x double power-point with USB ports. 1 x single power-point.

Hallway

uPVC double glazed privacy door with matching side panel to front. Coved, textured ceiling. Ceiling light. Smoke detector. Understair storage cupboard. Radiator. 1 x single power-point. BT point.

Dining Room

10'8" x 9'11" (3.26 x 3.04)

uPVC double-glazed window to front. Coved, textured ceiling. Ceiling light. Faux serving hatch. Radiator. 2 x single power-points.

Living Room

20'6" x 11'8" (6.27 x 3.57)

uPVC double-glazed window to front. uPVC double-glazed French doors and uPVC double glazed windows to conservatory. Coved, textured ceiling. 2 x ceiling lights. Gas coal-effect fire with marble hearth and surround. 4 x radiators. 2 x double power-points. 1 x single power-point. TV point.

Conservatory

12'9" x 11'5" (3.89 x 3.49)

Brick base with uPVC double-glazed windows with French doors to side. Vaulted ceiling. Ceiling fan-light. 3 x double power-points.

Landing

uPVC double-glazed window to front. Coved, textured ceiling. Loft hatch. Storage cupboard housing hot water cylinder with shelving. 1 x double power-point.

Bathroom

8'4" x 5'4" (2.56 x 1.64)

uPVC double-glazed privacy window to rear. Spot lights. Three-piece suite comprising low-level WC, Pedestal hand basin and bath with stainless steel mixer-tap with shower attachment as well as a mains-fed shower over. The bath benefits from a bi-fold shower screen. Shaver socket.

Master Bedroom

11'11" x 11'6" (3.64 x 3.53)

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

Bedroom 2

11'1" x 10'9" (3.40 x 3.28)

uPVC double-glazed window to front. Coved, textured ceiling. Light pendant. Wardrobe/storage cupboard. Radiator. 2 x single power-points.

Bedroom 3

9'9" (to wardrobe) x 8'11" (2.98 (to wardrobe) x 2.74)

uPVC double-glazed window to rear. Coved, textured ceiling. Light pendant. Fitted wardrobe with mirrored, sliding doors. Radiator. 2 x double power-points.

Bedroom 4

8'7" x 8'9" (2.63 x 2.69)

uPVC double-glazed window to rear. Coved, textured ceiling. Light pendant. Wardrobe/storage cupboard. Radiator. 1 x double power-point. 1 x single power-point.

Outhouse

8'9" x 5'2" (2.67 x 1.58)

uPVC double-glazed door to front. Power and lighting. Space and venting for a tumble dryer. Space for a tall fridge-freezer. Shelving.

Garage

Brick-built single garage with up-and-over door. Power and lighting.

Outside

To the front, a mature hedge with arched access to steps leading down the impressive bank containing mature shrubs, bushes and flowers. The garden, laid mostly to lawn also features areas laid to decorative stone and established borders.

To the rear, is a fully-enclosed garden offering plenty of space for outdoor seating/dining on the patio areas and plenty of recreation space on the large lawned area which is edged with raised flower beds. The recently updated pond provides an attractive feature, whilst the veg plot provides space for you to grow your own! There are two sheds offering plenty of additional storage space. The garden benefits from security lighting, as well as an outside tap and 4 outdoor sockets. There is pedestrian access to the single garage and off-road parking for 2+ vehicles.

Council Tax

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

Energy Performance Certificate

EPC Band D. If you would like to view the full EPC, then 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 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

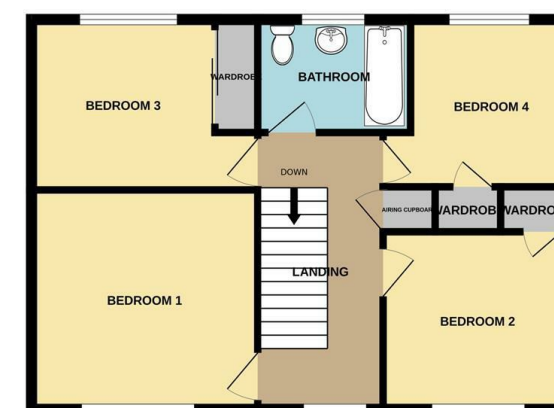
Directions

From our Geoffrey Collings & Co Long Sutton office, head south-east on High St/B1359. Turn left onto Roman Bank. Turn left onto Woodlands. Turn right to stay on Woodlands. The rear access to the property can be found at the end of the cul-de-sac on the right.

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 1.00pm.

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.