

LONG SUTTON

The small but busy Market Town of Long Sutton is approximately 10 minutes from the village. It 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 garages. 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.

Externally, to the front of the property is a gravel driveway providing off-road parking for multiple vehicles, with power for a caravan/motorhome an advantage. To the rear of the property is a large garden, fully-enclosed by fencing and hedging and predominantly laid to lawn with a patio area that extends from the kitchen. 2019 and a new consumer board and partial re-wire (2024).

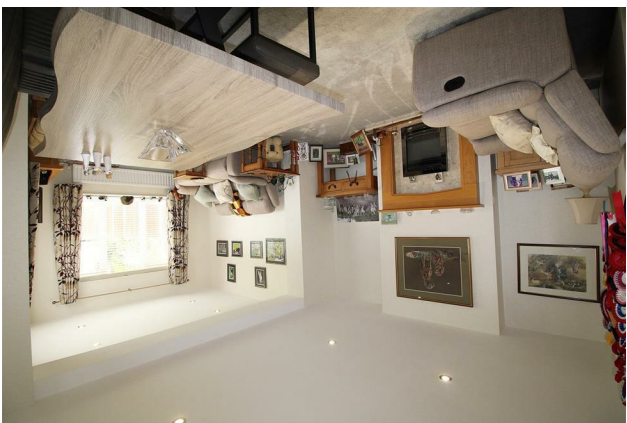
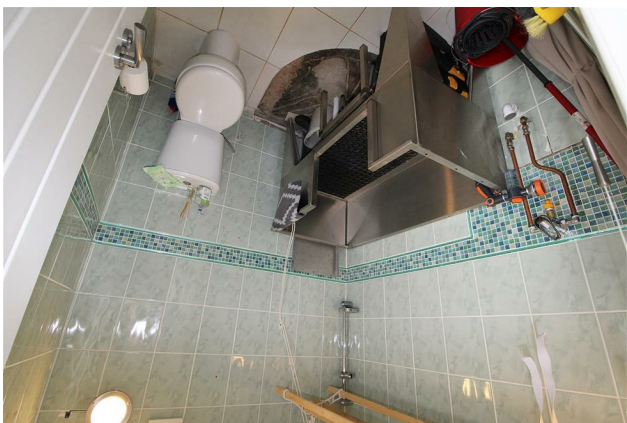
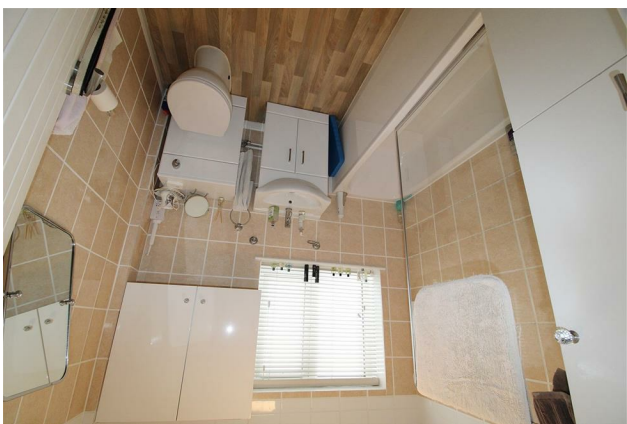
Internally, the property offers spacious living accommodation which is tastefully decorated and well-kept. Downstairs the property offers a dual-aspect living/dining room, a contemporary fitted kitchen/breakfast room with integrated appliances and French doors that open onto the garden, as well as a separate utility room and a cloakroom having a stainless steel bathing station but could be converted back to its former use as a shower room. Upstairs are 2 double bedrooms, one of which is fitted with wardrobes, and a further single bedroom, as well as a family bathroom. The property also benefits from double glazed windows installed

Situated in a semi-rural location with the village primary school within walking distance, other amenities are approximately 6 miles away.

11 George Avenue, Gedney Drive End, Lincolnshire, PE12 9PE



Offers in the region of £230,000 Freehold



Entrance Hall

Ceiling light. Composite door with double-glazed privacy window and matching side panel to front. Under-stair storage cupboard housing consumer unit which was upgraded in 2024 along with a new partial re-wire throughout. Radiator. 2 x double power-points. Laminate flooring. Carpeted stairs to first floor.

Living/Dining Room

20'10" x 13'2" (max) 10'6" (min) (6.36 x 4.03 (max) 3.22 (min))

Inset ceiling lights. Dual-aspect uPVC double-glazed windows to rear and side. Coal-effect electric fire set on marble hearth with a marble surround and wooden mantle. 2 x radiators. 5 x double power-points. TV point.

Kitchen/Breakfast Room

18'2" x 11'5" (max) (5.56 x 3.48 (max))

Inset ceiling lights and ceiling light. Dual-aspect room with uPVC double-glazed window to front and uPVC double-glazed French doors to rear. Fitted range of contemporary gloss shaker wall and base units with worktop over and a tiled splashback. Inset 1 and 1/2 bowl ceramic sink and drainer with a stainless steel mixer tap. 'Fagor' ceramic induction hob with brushed steel extractor over. 'CDA' eye-level oven and grill and 'CDA' microwave/grill. Integrated dishwasher. Space for an American-style fridge-freezer. Coal-effect electric fire set on a marble hearth with a marble surround and a wooden mantle. Tall radiator. 6 x double power-points. 1 x single power-point. TV point. Laminate flooring.

Inner Lobby

12'4" x 3'11" (3.76 x 1.20)

Ceiling light. Dual-aspect uPVC double-glazed window to front and uPVC double-glazed door to rear. Radiator. Tiled floor.

Cloakroom

5'10" x 5'3" (1.78 x 1.61)

uPVC double-glazed privacy window to front. Wall light. Extractor fan. Stainless steel professional dog bathing station. Fully-tiled walls. Low-level WC. Radiator. Tiled floor.

NB - The cloakroom previously served as a downstairs shower room with a hand basin and corner shower cubicle. The current owner converted the room into a dog wash, but there is the potential for a new owner to return the room to its former use.

Utility Room

5'11" x 5'10" (1.81 x 1.78)

Ceiling light. uPVC double-glazed window to rear. Fitted wall and base units with a worktop over providing under-counter space for a washing machine and a tumble dryer. Inset 1 and 1/2 bowl ceramic sink and drainer with a stainless steel mixer tap. Floor-standing 'Worcester' oil-fired boiler. Radiator. Heating and hot water programmer. 1 x double power-point. Tiled floor.

Landing

Ceiling light. Loft hatch. Smoke detector. uPVC double-glazed window to front. 1 x double power-point. Carpet flooring.

Bedroom 1

11'4" (to wardrobe) x 10'11" (3.46 (to wardrobe) x 3.33)

Ceiling light. uPVC double-glazed window to rear. Built-in wardrobes with mirrored sliding doors comprising shelving and hanging space and internal double power-point and TV point. 3 x double power-points. Carpet flooring.

Bedroom 2

11'7" x 10'11" (3.55 x 3.33)

Ceiling light. uPVC double-glazed window to rear. Built-in cupboard measuring approximately 0.97m x 0.56m, housing a hot water cylinder with shelving. Radiator. 3 x double power-points. TV point.

Bedroom 3

9'8" (max) 7'7" (min) x 6'11" (2.97 (max) 2.32 (min) x 2.11)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to front. Over-stair storage cupboard measuring approximately 0.93m x 0.57m.

Bathroom

6'10" x 6'7" (2.10 x 2.03)

Ceiling light. uPVC double-glazed privacy window to side. 3-piece suite comprising a vanity hand basin, a vanity WC and a bath with a panel and a glass shower screen with a stainless steel mixer tap and a mains-fed shower over. Built-in storage cupboard measuring approximately 0.68m x 0.34m. Fully-tiled walls. Radiator. Shaving point. Linoleum flooring.

Outside

To the front of the property is a gravel driveway providing off-road parking for multiple vehicles. There is a border ready for planting. The frontage further benefits from a decorative up-and-down light, a flood light, and a power-point for a caravan/motorhome connection. A pedestrian gate to the side provides access to the rear garden.

To the rear of the property is a large garden, fully-enclosed by fencing and hedging and predominantly laid to lawn with a patio area that extends from the kitchen. The garden benefits from a metal storage shed, an outside tap and flood lighting. The oil tank is concealed by trellis and has a new regulation fireboard between the tank and the neighbouring property boundary.

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

Central heating type - Oil 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 and turn right onto Park Lane. Turn left onto Daniel's Gate. Turn right to stay on Daniel's Gate, and at the triangle turn right onto Lutton Gowts. Continue onto Roman Bank, then Lutton Bank, then Black Barn, before turning right onto Main Road. In 1.8 miles, turn left onto George Avenue where the property is 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.