

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, 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 and the Sir Peter Scott Walk

Located in the heart of Long Sutton, this property offers a peaceful retreat from the hustle and bustle of everyday life while still being close to local amenities. Don't miss the opportunity to make this house your own and create lasting memories in this wonderful home.

Outside to the front of the property is a resin driveway providing parking for 2 vehicles, with additional parking in the single garage and a cared-for bed of shrubs and hedges. To the rear of the property is a garden with a patio area that extends the width of the property, beyond which are established borders and beds of shrubs and bushes, and a lawn area. The summer house provides a lovely space for relaxing, whilst the wooden storage shed provides space for your gardening essentials.

The downstairs area currently comprises a spacious living room with a bay-style window and feature chimney, as well as a large kitchen with fitted units and open access to the dining/seating area - a real entertaining hub. Downstairs further benefits from a separate utility area and a cloakroom.

Upstairs comprises two king-size bedrooms, the master having fitted wardrobes and overbed storage, a third single bedroom and a shower room.

A 3-bedroom detached house located on a popular residential street within walking distance of a convenience store, with further amenities just half a mile away. The property benefits from an efficient gas-fired air heating system.

4 Lancaster Drive, Long Sutton, Lincolnshire, PE12 9BD



Offers in the region of £275,000 Freehold



Entrance Hall

Textured ceiling. Ceiling light. Smoke detector. Composite front door with double-glazed privacy window and uPVC double-glazed privacy side panel. Under-stair storage cupboard. Cupboard housing 'Huskiheat' air heater. 1 x single power-point. BT point. LVT flooring.

Living Room

14'3" x 12'3" (4.35 x 3.74)

Coved, textured ceiling. Ceiling light. Smoke detector. UPVC double-glazed bay-style leaded window to front. Fire grate inset in chimney breast with stone hearth and coordinating brick-built display shelf and TV stand with stone topper. 2 x double power-points. TV point. Carpet flooring.

Kitchen

13'8" x 9'10" (4.19 x 3.00)

Textured ceiling. 2 x ceiling lights. uPVC double-glazed leaded window to rear and uPVC double-glazed high-level leaded window to rear. Fitted range of matching wall and base units comprising cupboards and drawers with a worktop over and a tiled splashback. Inset stainless steel sink and drainer with a stainless steel mixer tap. Space for a freestanding gas cooker with an integrated extractor fan over. Space and plumbing for a dishwasher. 5 x double power-points. Archway to dining room. LVT flooring.

Dining Room

11'5" x 9'7" (3.48 x 2.94)

Coved, textured ceiling. Ceiling light. uPVC double-glazed leaded window to rear. Wall-mounted gas fire. 1 x double power-point. TV point. LVT flooring.

Utility Room

5'10" x 2'10" (1.79 x 0.87)

Textured ceiling. Ceiling light. uPVC door with double-glazed stained glass privacy window to side. Space and plumbing for a washing machine. Worktop providing space for a tumble dryer if desired. Power-point. LVT flooring.

Cloakroom

3'6" x 3'4" (1.08 x 1.03)

Textured ceiling. Ceiling light. uPVC double-glazed privacy window to side. Fully tiled walls. 2-piece suite comprising a vanity basin unit with a stainless steel mixer tap and a vanity WC. Tiled flooring.

Landing

Textured ceiling. Ceiling light. Loft hatch. Smoke detector. uPVC double-glazed leaded window to side. 1 x single power-point. Carpet flooring.

Bedroom 1

14'10" x 10'10" (max) (4.54 x 3.31 (max))

Textured ceiling. Ceiling light. uPVC double-glazed leaded window to front. Fitted wardrobe suite with over-bed storage. 2 x single power-points. Carpet flooring.

Bedroom 2

11'9" x 11'0" (3.59 x 3.36)

Textured ceiling. Ceiling light. uPVC double-glazed leaded window to rear. Storage cupboard housing a hot water cylinder with shelving measuring approximately 0.89m x 0.69m. 2 x single power-points. Carpet flooring.

Bedroom 3

8'6" x 7'4" (2.61 x 2.26)

Textured ceiling. Ceiling light pendant. uPVC double-glazed leaded window to front. 1 x single power-point. Carpet flooring.

Shower Room

7'3" (max) 5'4" (min) x 6'8" (2.21 (max) 1.65 (min) x 2.05)

Textured ceiling. Ceiling light. UPVC double-glazed privacy window to rear. Fully-tiled walls. 3-piece suite comprising a vanity hand basin with a stainless steel mixer tap, a vanity WC and a corner shower cubicle with a 'Mira' electric shower. Heated towel rail. Tiled flooring.

Garage

15'11" x 8'1" (4.87 x 2.47)

With an up-and-over door. Strip light. 2 x double power-points. 1 x single power-points.

Outside

To the front of the property is a resin driveway providing off-road parking for 2 vehicles. The front garden is mainly laid to gravel with a bed laid to well-maintained hedging/bushes. There is an outside light.

A path to the side leads to a pedestrian gate providing access to the utility room door with a security light, and leads further to the rear garden.

The rear garden has a patio area that extends the width of the property, beyond which are established borders and beds of shrubs and bushes, and a lawned area. The garden further benefits from a pretty summer house set on a concrete base, and a wooden storage shed, as well as an outside tap. There is an additional 12ft of extended garden that can be claimed and enclosed.

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 TBC. 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-fired air heating, with vents in each room throughout the property allowing hot air to be pushed around the property.

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 south-east on High Street/B1359. In 0.3 miles, turn right onto Seagate Road. Take the first right onto Lancaster Drive, where the property is 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.