

# LONG SUTTON

The village of Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The small but busy Market Town of Long Sutton is located approximately 2 miles away and 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. Sutton Bridge is also within an hour's drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

Offered with NO FORWARD CHAIN, arrange your viewing today to avoid missing out!

Outside is a low-maintenance courtyard laid to paving slabs with outside lighting and a pedestrian gate providing access to the path at the rear and further to the front of the terrace. Unrestricted on-street parking is available at the front of the property.

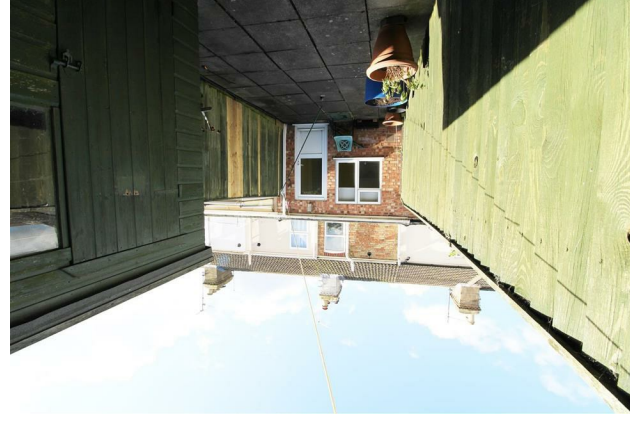
The property offers a fitted kitchen, an open-plan living/dining room, and a bathroom downstairs, whilst upstairs are 2 double bedrooms, with a fitted bedroom suite to the master.

Calling all FIRST-TIME BUYERS and LANDLORDS - A 2-bedroom mid-terrace house, close to village amenities and within walking distance of the bus stop for the Kings Lynn - Spalding bus service.

## 38 Withington Street, Sutton Bridge, Lincolnshire, PE12 9SU



Offers in the region of £110,000 Freehold



**Living/Dining Room**

21'11" x 11'2" (6.69 x 3.42)

Coved, textured ceiling. 2 x ceiling light pendants. Carbon monoxide detector. uPVC double-glazed privacy door to front. uPVC double-glazed window to front. Wall-mounted gas fire with decorative brick fire surround extending to a feature TV stand/display shelf. 2 x radiators. 1 x double power-point. 4 x single power-points. TV point. BT point. Stairs to first floor.

**Inner Hallway**

5'10" x 2'10" (1.78 x 0.87)

Coved, textured ceiling. Smoke detector.

**Bathroom**

Coved, textured ceiling. Skylight. Three-piece suite comprising a low-level WC, a pedestal hand basin and a panelled bath with a mixer tap with wall-mounted shower head attachment and folding shower doors. Tiled splashbacks. Radiator. Shaving point.

**Kitchen**

9'5" x 8'8" (2.89 x 2.65)

Coved, textured ceiling. uPVC double-glazed privacy door to rear. Fitted range of matching wall and base units comprising cupboards and drawers with a worktop over. Inset stainless steel sink and drainer with stainless steel taps. Space and gas supply for a freestanding cooker. Space and plumbing for a washing machine. Radiator. 2 x double power-points. Tiled floor.

**Bedroom 1**

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to front. Built-in storage cupboard. Fitted bedroom suite comprising wardrobes and coordinating chest of drawers. Radiator. 1 x single power-point. Carpet flooring.

**Bedroom 2**

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to rear. Storage cupboard housing wall-mounted "Ideal" gas boiler. Radiator. 1 x single power-point.

**Outside**

To the rear of the property is a fully enclosed courtyard, being low-maintenance in nature and laid to paving slabs with an outside light and pedestrian gate providing access to the footpath at the rear of the terrace and further to the front of the terrace.

To the front of the property, unrestricted on-street parking is available.

**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 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 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](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 a medium risk of surface water flooding and a 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 south-east on High Street/B1359 for 0.6 miles and continue onto Bridge Road. In approximately 2 miles, turn left onto Withington Street, where the property is 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.