

# 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 along with the Sir Peter Scott Walk.

Arrange your viewing today to avoid disappointment!

Outside, to the rear of the property is a fully enclosed paved courtyard, with a pedestrian gate providing access to a footpath at the rear. To the front is of the property is a car parking area for residents and visitors of Seagate Terrace. The property is offered with NO FORWARD CHAIN. On the ground floor, the property benefits from a spacious living room, an open-plan kitchen/dining area flooded with light through the skylight, and a downstairs bathroom comprising a bath with a wall-mounted shower over. To the first floor are two bedrooms and a cloakroom.

Be the first to view this very well-presented 2-bedroom terraced house, recently remodelled and neutrally decorated throughout. With new carpets and flooring, you can move straight in and make yourself at home. Gas and electrical safety certificates have recently been issued, along with a 30 year damp proof certificate, meaning a buyer can rest assured that the property has been carefully maintained by its current owner.

## 8 Seagate Terrace, Long Sutton, Lincolnshire, PE12 9AA



Offers in the region of £140,000 Freehold



### Living Room

13'7" x 11'6" (max) (4.15 x 3.52 (max))

Ceiling light. uPVC double-glazed window to front. uPVC door with high-level double-glazed window to front. Wall-mounted consumer unit. Heating thermostat. Radiator. 3 x double power-points. Carpet flooring. Opening to kitchen/diner.

### Kitchen/Diner

Open plan kitchen/diner with designated areas as follows:

#### Dining Area

11'6" (max) x 8'2" (3.52 (max) x 2.49)

Ceiling light. Smoke detector. Radiator. 3 x double power-points. BT point. Stairs to the first floor with a safe inset into the wall. Carpet flooring.

#### Kitchen Area

9'10".6'6" x 9'8" (3.02 x 2.97)

Wooden-framed, double-glazed skylight. Inset ceiling lights. Built-in storage cupboard with shelving measuring approximately 0.66(m) x 0.56(m). Fitted wall and base units with a worktop over and a tiled splashback. Inset stainless steel sink and drainer with a stainless steel mixer tap. 'Bosch' oven and grill. 'Stoves' 4-burner gas hob with an 'Electrolux' extractor over. Integrated dishwasher. Space and plumbing for a washing machine. Space for a fridge-freezer. Radiator. 4 x double power-points. Linoleum flooring.

#### Rear Hallway

6'9" x 3'4" (2.07 x 1.04)

Ceiling light. uPVC double-glazed door to the rear. Linoleum flooring.

#### Bathroom

9'4" x 6'0" (2.85 x 1.84)

Ceiling light. uPVC double-glazed privacy window to rear. 3-piece suite comprising a low-level WC, a vanity basin unit and a panel bath with a mains fed shower and wall light over. Fully tiled walls. Wall-mounted 'Worcester Greenstar HE' combi-boiler. Extractor fan. Linoleum flooring.

#### Landing

Ceiling light pendant and inset ceiling light. Loft hatch. Carpet flooring.

#### Bedroom 1

10'4" (max) x 9'3" (max) (3.16 (max) x 2.82 (max))

Ceiling light pendant. uPVC double-glazed window to front. Radiator. 2 x double power-points. 2 x single power points. TV point. Carpet flooring

#### Bedroom 2

11'9" (max) x 5'7" (max) (3.59 (max) x 1.71 (max))

Ceiling light pendant. uPVC double-glazed window to rear. Radiator. 2 x double power-points. Carpet flooring.

#### Upstairs Cloakroom

6'4" (max) x 5'8" (max) (1.94 (max) x 1.74 (max))

Inset ceiling lights. uPVC double-glazed privacy window to rear. 2-piece suite comprising a low-level WC and a vanity basin unit. Fully tiled walls. Radiator. Linoleum flooring.

#### Outside

To the rear of the property is a fenced, low-maintenance courtyard, laid mostly to paving slabs with a small border for planting. A pedestrian gate provides access to the rear footpath. The courtyard benefits from an outside light.

To the front of the property is an off-road car parking area for residents and visitors of Seagate Terrace.

#### 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 C. 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 very low 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 approximately 0.3 miles. Turn right onto Seagate Road. Parking for the property 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 AND CO. Monday to Friday 9.00am to 5.30pm. Saturday: 9.00am to 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.