

# LONG SUTTON

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. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

Arrange a viewing today to fully appreciate all that is on offer.

The rear garden offers a large wooden storage shed measuring approximately 12ft x 8ft, and a large greenhouse also measuring approximately 12ft x 8ft, and so storage of gardening equipment, tools and furniture isn't a problem.

Outside, to the front of the property is a large tarmac driveway providing off-road parking for multiple vehicles, with further space available in the single garage with an electric door providing convenient access. The good-size rear garden is a private haven in which to relax, potter around or entertain. It is laid to an expansive patio area, with a step up to the lawn, bordered by well-maintained shrubs, bushes and trees. A shallow fish pond with a water fountain provides an attractive feature.

The bungalow boasts a cosy living room which leads to a super-sized conservatory, providing space for dining, relaxing and entertaining whilst enjoying the garden views. The fitted kitchen/breakfast room offers space for all appliances, whilst the master bedroom with built-in wardrobe, second double bedroom with a bay window, and third single bedroom with a built-in wardrobe, are a peaceful retreat after a busy day. With a contemporary shower room and additional cloakroom, everyone's needs are catered for.

An immaculately presented 3-bedroom detached bungalow on a popular estate within walking distance of village amenities. The bungalow has been lovingly updated by its owners, and with tasteful decoration throughout, you'll feel instantly at home.

## 53 Falklands Road, Sutton Bridge, Lincolnshire, PE12 9XF



## Offers in the region of £290,000 Freehold



### Entrance Hall

Coved, textured ceiling. 2 x ceiling lights. Smoke detector. Loft hatch. uPVC door with double-glazed privacy windows and a uPVC double-glazed privacy side panel. Storage cupboard with a light and shelving measuring approximately 1.07(m) x 0.67(m). Radiator. 1 x single power-point. BT point. Linoleum entrance flooring with carpet flooring to hallway.

### Kitchen/Breakfast Room

11'6" x 10'5" (3.51 x 3.18)

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to the front. uPVC double-glazed privacy door to the side. Fitted range of matching wall and base units with a worktop over and a tiled splashback. 1 and 1/2 bowl ceramic sink and drainer with a stainless steel mixer tap. Freestanding 'Hotpoint' electric cooker with a gas hob with a stainless steel 'Zanussi' extractor over. Wall-mounted 'Worcester' combi-boiler. Wall-mounted consumer unit upgraded in 2024. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Undercounter space for a fridge. Undercounter space for a freezer. Radiator. 3 x double power-points. 1 x double power point with dual USB ports.

### Living Room

15'8" x 11'3" (max) (4.79 x 3.43 (max))

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed patio doors to the rear conservatory. Wall-mounted flame-effect electric fire. Radiator. 4 x double power-points. TV point. Carpet flooring.

### Conservatory

18'0" (max) x 13'0" (max) (5.49 (max) x 3.97 (max))

Part-brick, part uPVC double-glazed construction with a polycarbonate apex roof. Light pendant. uPVC double-glazed French doors to the side. uPVC double-glazed door to the side. 5 x double power-points. Linoleum flooring.

### Cloakroom

7'4" x 3'0" (max) (2.25 x 0.93 (max))

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to the front. Fully-tiled walls. 2-piece suite comprising a pedestal hand basin and a low-level WC with a douche bidet spray. Linoleum flooring.

### Bedroom 1

11'3" x 9'4" (to wardrobes) (3.45 x 2.87 (to wardrobes))

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Built-in wardrobes with sliding doors providing shelving and hanging space. 1 x double power-point with dual USB ports. 1 x double power-point. 1 x single power-point.

### Bedroom 2

12'9" (max) x 8'11" (3.91 (max) x 2.72)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed bay window to the front. Radiator. 1 x double power-point with dual USB ports. 1 x single power-point. Carpet flooring.

### Bedroom 3

11'3" (max) x 7'1" (3.44 (max) x 2.18)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Built-in wardrobe measuring approximately 1.03(m) x 0.49(m) providing hanging and shelving space. Wall light. Radiator. 1 x double power-point. Carpet flooring.

### Shower Room

7'4" x 6'9" (2.24 x 2.08)

Coved, textured ceiling. Ceiling light. Extractor fan. uPVC double-glazed privacy window to the front. Fully-tiled walls. 3-piece suite comprising a vanity basin unit with a stainless steel mixer tap, a low-level WC with douche bidet spray and a shower cubicle with a mains-fed 'Mira' shower. Shaving point. Tile flooring.

### Garage

18'8" x 9'3" (5.69 x 2.82)

Detached garage with an electric up-and-over door and a wooden double-glazed pedestrian door to the garage. Light and power. Workbench with fitted wall units over.

### Outside

To the front of the property is a large tarmac driveway providing off-road parking for multiple vehicles. The large border is laid to low-maintenance gravel, ideal for standing pots or providing additional parking if required. The front of the bungalow also benefits from security lighting and an outside tap.

The rear garden is accessible by a pedestrian gate at one side of the bungalow, and double gates to the other side. The garden is of a good size, fully enclosed, and benefits from fields behind. It is laid to an expansive patio area, with a step up to the lawn, bordered by well-maintained shrubs, bushes and trees. A shallow fish pond with a water fountain provides an attractive feature. The rear garden offers a large wooden storage shed measuring approximately 12ft x 8ft, and a large greenhouse also measuring approximately 12ft x 8ft. There are 2 x security lights.

### 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.

### 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 C. If you would like to view the full EPC, please enquire at our Long Sutton office.

### 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.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 0.6 miles. Continue onto Bridge Road for a further 2 miles before turning right onto Falklands Road, where the bungalow 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.