

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. 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.

A two-bedroom end-terrace cottage located in a popular and convenient village location, looking out over the local allotments. Although requiring modernisation, this property has a deceptive amount of space to offer with the potential of creating something special. There is currently a kitchen, living room, dining room (with a wide opening to the kitchen), rear porch and family bathroom downstairs, with a double bedroom and single bedroom upstairs. The garden benefits from a brick-built store which offers potential for conversion to a summer house, or could be utilised for storage. There is unrestricted on-street parking at the front of the property. The property is offered with vacant possession and no forward chain. **VIEWS ARE HIGHLY RECOMMENDED.**

1 Lime Street, Sutton Bridge, Lincolnshire, PE12 9UL

Offers in the region of £105,000 Freehold



Living Room

13'6" x 11'11" (4.14 x 3.65)

Part-glazed wooden door to front. Wooden framed window with secondary glazing to front. 5 x wall lights. Radiator. 3 x double power-points. 'ideal' heating stat. Full length wooden mantle with cupboard/shelving at each end.

Dining Room

13'6" (max) x 8'11" (max) (4.13 (max) x 2.73 (max))

Wooden framed privacy window with secondary glazing to side. 2 x wall lights. Radiator. Power-point. BT point. Stairs to first floor.

Kitchen

12'7" x 7'6" (3.84 x 2.31)

Strip light. Part-glazed wooden door to rear. Wooden framed window with secondary glazing to rear. Wooden framed privacy window with secondary glazing to side. Fitted wall and base units with worktop over. Stainless steel sink with drainer and stainless steel taps. Freestanding 'Frigidaire' cooker with 4-burner gas hob. Space and plumbing for washing machine. Wall-mounted 'ideal' combi-boiler. 2 x double power-points. Wide opening and step down to dining room.

Inner Lobby

4'0" x 3'9" (1.24 x 1.16)

Ceiling light. Full-height storage cupboard with shelving measuring approximately 1.22m x 0.61.

Bathroom

8'5" x 5'4" (2.59 x 1.63)

Ceiling light. Wooden framed privacy window with secondary glazing to rear. Fully tiled walls featuring mirrored tiles. 3-piece suite comprising pedestal hand basin, mid-level WC and bath with mains fed shower and glass shower screen over. Radiator.

Landing

Bedroom 1

12'5" x 12'1" (3.79 x 3.69)

Ceiling light. Loft hatch. Wooden framed window with secondary glazing to front. Built in wardrobe/storage cupboard. Built-in chest of drawers. Wall light. Radiator. 1 x double power-point.

Bedroom 2

9'3" x 7'8" (2.82 x 2.35)

Sloped ceiling. Ceiling light. Wooden framed window with secondary glazing to rear. Storage cupboard measuring approximately 0.89m x 0.83m with shelving. Radiator. 1 x double power-point.

Outside

To the side of the property is an entrance to the rear porch where there is a light and double power-point. From the porch there is an opening to the garden. The garden is of a good size, with a low-level wall with trellis over to one side and a brick-built store measuring approximately 3.68m x 1.41m situated at the rear. To the front of the property are appealing views of the allotments. On-street parking with no restrictions is also available directly outside the front of the property.

Services and Further Information

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

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 can be checked using the following links –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

This postcode is deemed as very 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

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 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.

Directions

From the Geoffrey Collings Long Sutton office, head southeast on High Street for 0.6 miles. Continue on to Bridge Road for 2.7 miles, turning left to stay on Bridge Road for another 254ft. Bridge Road will lead to West Bank. Follow for 0.1 miles before turning left onto Lime Street. The property can be found on your right-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 and Saturday 9.00am to 1.00pm.

Please visit www.geoffreycollings.com for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT OUR LONG SUTTON BRANCH FOR A FREE MARKETING APPRAISAL.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and equipment are used as best tested and no guarantee as to their operability or efficiency can be given. Made and Measured 2024

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.