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Offers in the region of £105,000 Freehold



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

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. VIEWINGS ARE HIGHLY RECOMMENDED.

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.

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

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

Broadband and mobile phone coverage can be checked using the following link –

<https://www.ofcom.org.uk/phones-telecoms-and-internet/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.





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Email: property@geoffreycollings.co.uk

REFERRAL FEE DISCLOSURE

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

REFERRAL SERVICE PROVIDERS:

Conveyancing

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.