

# LONG SUTTON

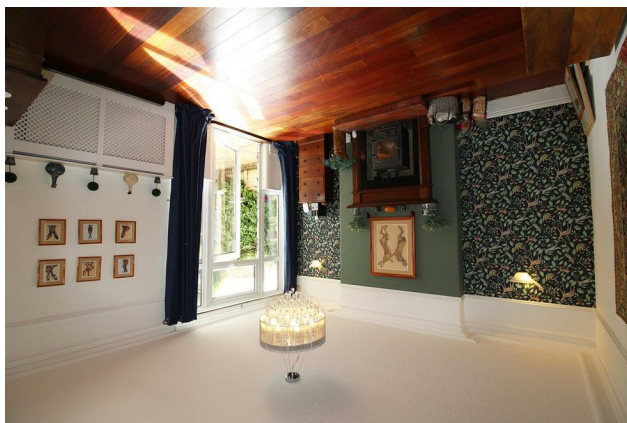
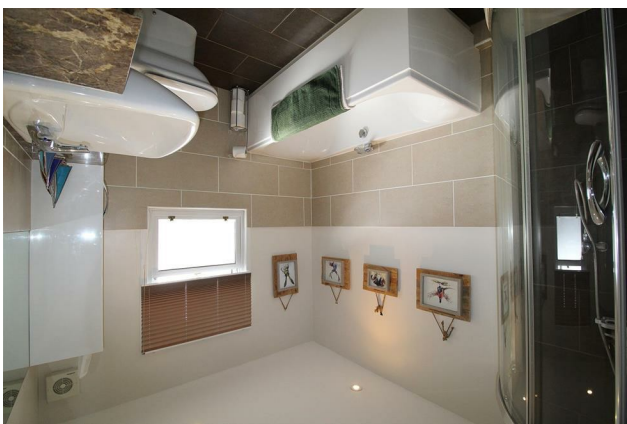
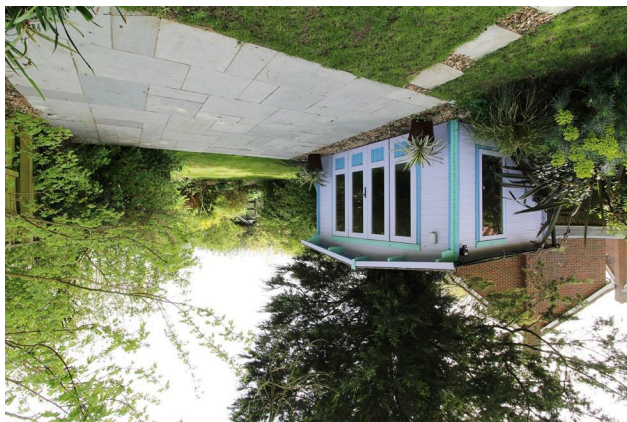
The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Butchers, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various cateries. The market is held every Friday in Market Square. The larger 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.

WITH NO FORWARD CHAIN - check out this exquisite semi-detached 5 bedroom Edwardian house, set in the heart of a popular Market Town. The character property offers a spacious living room with a beautiful custom-made feature gas fireplace, a large dining room with a woodburning stove for cosy autumn and winter evenings, a brand new modern fitted kitchen with a range-style cooker and a useful separate utility room with a shower room off. Upstairs 5 bedrooms with a newly fitted bathroom with a separate shower. The large sunroom extends into a peaceful private rear garden filled with mature trees, shrubs, bushes and flowers. Additional amenities include a brick-built shed and wood store, a large and modern summer house, a greenhouse and a detached single garage. To the front, of the property, a driveway with parking for 2-3 cars + unrestricted on-street parking at the front. The property is ideal for someone enjoying grand indoor spaces and a private outdoor setting whilst still remaining within walking distance of the town centre.

## 5 Gedney Road, Long Sutton, Lincolnshire, PE12 9HF



Offers in the region of £398,500 Freehold



### Hallway

15'6" (to stairs) x 3'11"; 17'8" x 2'11" (to kitch (4.73m (to stairs) x 1.21m; 5.39m x 0.91m (to kitch)

Coving to ceiling. Part double glazed hardwood door with a storm porch over. UPVC double glazed window to rear. Hardwood floors. Feature wall lights. Door to an under-stairs cupboard with light. Power points. Telephone point. Cast iron feature radiator. Stairs to the first floor.

### Living Room

16'4" (into bay) x 15'10" (max) (4.99m (into bay) x 4.85m (max))

Coving to ceiling. Double glazed UPVC bay sash window to front. Hardwood floor. Stunning cast iron feature gas fireplace with a black granite tray, wood surround and a mural tiled hearth. Feature wall lights. Power points. TV Aerial point. Radiator.

### Dining Room

13'10" (max) x 13'5" (4.23m (max) x 4.10m)

Coved ceiling. UPVC double glazed door to rear garden with matching side and top panels. Hardwood floors. Feature woodburning stove with a brick hearth and tray + a wood and black granite surround. Wall feature lights. Chandelier-style light. Power points. TV aerial point. Radiator.

### Kitchen

11'9" x 11'1" (3.60m x 3.40m)

Coved ceiling. 2x double-glazed UPVC windows to side (twin aspect). Tiled floor. Inset ceiling lights. Tiled splashbacks. Range of matching wall and base units with worktops over. A Matchiung centre Island. Ceramic sink and drainer with a mixer tap over. Integrated dishwasher. Tall American-style fridge freezer Stainless steel Range-style gas and electric cooker with an extractor fan over. Power points, Radiator. Door to a large walk-in pantry (2.12m x 0.91m) with light.

### Utility Room

7'8" (min) x 6'0" (min) (2.36m (min) x 1.85m (min))

Coved ceiling. UPVC wood-effect door to the rear garden. Tiled floor. Wall-mounted "Worcester" gas boiler. Inset ceiling lights. Tall and base units with a worktop over. Tiled splashback. Stainless steel sink and drainer with a mixer tap over. Space + plumbing for a washing machine. Space for a tumble drier. Power points. Radiator. Door to the downstairs shower room. Patio doors to the sunroom.

### Downstairs Shower Room

5'4" x 4'8" (1.63m x 1.44m)

Coved ceiling. Tiled floor, tiled walls. UPVC double glazed window to rear. Pedestal hand basin with a mixer tap over. Low level WC. Corner shower with a mains shower over. Heated towel rail/radiator. Extractor fan.

### Sun Room

13'10" x 11'4" (4.22m x 3.47m)

Part UPVC double glazed sunroom. Inset lights. Karndeian floor. Modern vertical radiator. Power points. Patio doors to the rear garden.

### 1st Floor Landing

17'10" (min) x 6'0" (max) (5.46m (min) x 1.84m (max))

Textured and coved ceiling. Skylight window. Character rustic hardwood railings. Chandelier-style lights. Power points. Loft access hatch.

### Bedroom 5

9'8" x 8'0" (2.97m x 2.45m)

Coved ceiling. UPVC double glazed sash window to front. Feature window to 1st Floor Landing. Chandelier-style light. Power points. Radiator.

### Bedroom 1

16'7" (into bay) x 12'3" (max) (5.07m (into bay) x 3.74m (max))

Coved ceiling. UPVC double glazed sash bay window to front. Chandelier-style light. 2x built-in wardrobes. Power points. Radiator.

### Bedroom 2

13'5" x 13'2" (min) (4.10m x 4.02m (min))

Coved ceiling. UPVC double glazed sash window to rear. Power points, TV aerial point. Radiator.

### Bathroom

9'0" x 8'6" (2.76m x 2.60m)

UPVC double glazed sash window to side. Tiled floor. Part-tiled walls. Inset ceiling lights. Panelled slipper bath. Back-to-the-wall WC. Vanity hand basin with a mixer tap over. Corner shower with a mains shower. Heated towel rail/radiator.

### Bedroom 4

9'0" x 8'6" (2.76m x 2.60m)

UPVC double glazed sash window to side. Chandelier-style light. Wood laminate flooring. Door to a shelved Airing Cupboard housing the hot water tank. Power points.

### Bedroom 3

11'11" x 8'2" (3.64m x 2.49m)

Coved ceiling. UPVC double glazed mosaic window to rear. Door to a shelved Airing Cupboard housing the hot water tank. Power points. Radiator.

### Garage

20'6" x 10'2" (6.27m x 3.11m)

Metal up-and-over door to front. Power and light. Wooden pedestrian door to the side garden.

### Wooden Summer House

11'8" x 9'11" (3.57m x 3.03)

Power and light, Modern double-glazed wooden windows. Double glazed wooden door. Hardwood floors. 4x Double power points.

### Rear Garden

A large enclosed private rear garden laid to grass. Stone patio areas to sides, with mature trees, shrubs, bushes and flowers. Decking area next to a pond with fish. A covered back porch area. Brick-built shed and a wood store. Outside light and tap. Stone pathways. Vegetable patch area. Greenhouse.

### Front Drive

A gated and gravelled front drive with shrubs, bushes and flowers. Off-road parking for 2-3 cars + unrestricted parking on the street. Pedestrian gate to rear garden. Pedestrian and vehicular gate to front. Planning permission has been granted to build a new garage.

### Council Tax

Council Tax Band C. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

### Energy Performance Certificate

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

### Services and Further Information

Mains electric, water and drainage are all understood to be installed at this property. The property is equipped with Solar Panels (owned outright, not rented) that significantly reduce the electricity costs and feed surplus energy into the National Grid for which the owner of the home receives payments.

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](http://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](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://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.

### Directions

From our office in Long Sutton, head North-West on Market Street. The property can be found on the left-hand side about 0.3 miles away from the town centre.

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 4.00pm.

Please visit [www.geoffreycollings.co.uk](http://www.geoffreycollings.co.uk) for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT YOUR NEAREST 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.