

# LONG SUTTON

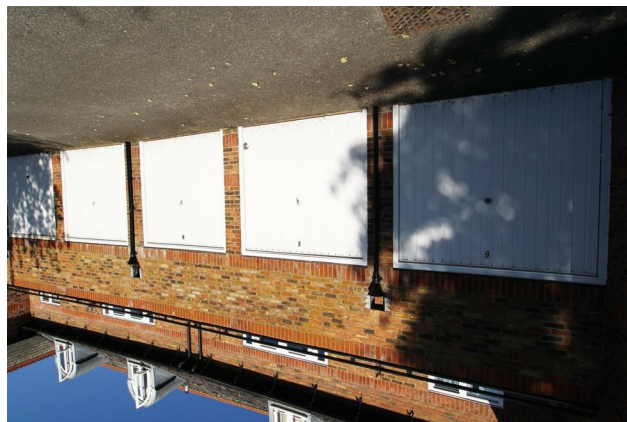
Long Sutton, a small but busy Market Town with a good range of amenities, including Co-Op food store, Health Centre, Boots Pharmacy, Banks and Eateries. The market is held every Friday in Market Square. From Long Sutton there is a regular bus service throughout the day between the larger Market Towns of Spalding and Kings Lynn which is in Norfolk. Both towns are about 13 miles away and both have onward coach and rail links. There is also a bus service to the Market Town of Wisbech which is about 10 miles away.

This good sized, ground floor 2 bedroom flat is situated adjacent to the town centre allowing a short walk to amenities. Offering spacious accommodation with a large open plan living/dining room, kitchen, 2 bedrooms and a bathroom. The property also has 2 access doors, one to the front of the property and one to the rear. To the rear there is a single garage and off road visitor parking spaces. The 999 year lease is from 1989 and there is annual service charge to include ground rent currently payable at £885.39 per year. This property is offered with no forward chain.

## 7 Swapcoat Mews, Long Sutton, Lincolnshire, PE12 9RL



Offers in the region of £115,000 Leasehold





**Open Plan Living/Diner**

28'2" max x 26'2" max at widest point. (8.61 max x 7.99 max at widest point.)

Large open plan 'triangular' shaped room with kitchen area off. UPVC part double glazed front door. UPVC part double glazed back door. 3 x UPVC double glazed windows to front. Textured and coved ceiling. Door chime. Power points. Telephone socket. Aerial socket. 2 x electric storage heaters. Central pillar.

**Kitchen**

11'8" x 9'4" (3.57 x 2.87)

UPVC part glazed, double glazed door to rear. UPVC double glazed window to rear. Range of wall and base units with work tops over. Tiled splash backs. 1 and half sink with drainer and mixer tap. Built in electric hob and oven with extractor fan over. Plumbing for washing machine.

**Central Corridor**

Textured and coved ceiling. Electric storage heater. Smoke alarm. Power point. Shelved airing cupboard.

**Bedroom 1**

12'8" x 10'11" (3.87 x 3.35)

Textured and coved ceiling. UPVC double glazed window to side. Power points. Built in wardrobes.

**Bedroom 2**

12'8" x 9'10" (3.87 x 3.02)

Textured and coved ceiling. UPVC double glazed window to side. Power points. Built in wardrobe and cupboards.

**Bathroom**

9'4" x 8'2" (2.86 x 2.50)

Textured and coved ceiling. UPVC double glazed window to side. Part tiled walls. Low level WC. Pedestal hand basin with mixer tap. Panelled bath with mixer tap and shower attachment over. Heated towel rail. Wall mounted electric heater.

**Single Garage**

Single garage in block at rear of property. Power and lighting.

**Council Tax**

Council Tax Band A. Please contact South Holland District Council for more information on the Council Tax (01775 761161)

**Energy Performance Certificate**

EPC Band C. If you would to view the full EPC then please enquire at our Long Sutton office.

**Services**

Mains water, electricity and drainage. We suggest purchasers should make their own enquiries of the relevant authorities.

**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 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)

**Directions**

From our office, head west into Market Street and continue past the Granary Pub for approximately another 700 yards and take the first left into Swapcoat Lane. The property can be located immediately 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 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.