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Offers in the region of £190,000 Freehold



24 Stanley Drive, Sutton Bridge, Lincolnshire, PE12 9XQ

Step inside and feel instantly at home in this lovely two-bedroom semi-detached property, perfectly suited to first-time buyers, couples or small families looking for somewhere special to call their own.

You are welcomed by an inviting entrance hallway, leading through to a modern kitchen and a generous living room, offering the perfect setting for cosy evenings on the sofa. The bright and airy sun room is a real highlight, creating a lovely additional space to enjoy your morning coffee while overlooking the garden.

Upstairs, you will find two well-proportioned bedrooms, both benefiting from built-in wardrobes, alongside a family bathroom featuring an Insignia shower cabin, adding a touch of everyday luxury and bringing that spa-like feel to your daily routine.

Outside, the property continues to impress with a beautifully maintained, fully enclosed rear garden, predominantly laid to lawn and complemented by decorative borders. The decked area, accessed directly from the sun room, is ideal for outdoor dining, while the generous side patio provides even more room for entertaining and relaxing.

To the front, a low-maintenance gravel garden and pathway create a welcoming first impression. The property also benefits from an off-road parking space and a link-detached single garage, providing valuable additional parking and storage.

A home that feels warm, welcoming and ready to be enjoyed from day one, this charming property offers the perfect blend of comfortable living, lovely outdoor space and practical benefits. Whether you are taking your first step onto the property ladder or searching for a cosy place to settle down, this is a home you will not want to miss!

Hallway
9'10",232'11" x 6'0" (max) (3,71 x 1.84 (max))
Coved and textured ceiling. Part uPVC part double-glazed door to front. Access to understairs storage cupboard. BT Openreach socket. Power points. Radiator. Wood effect flooring.

Kitchen
11'7" x 7'7" (3.54 x 2.32)
Coved and textured ceiling. uPVC double-glazed window to front. Matching range of modern wall and base units with worktop over. Composite sink and drainer with mixer tap over. Integrated dishwasher. Space for gas cooker. Space and plumbing for washing machine. Space for tall fridge freezer. Wall-hung 'Ideal' gas boiler. TV aerial socket. Power points. Wood effect flooring.

Living Room
13'10" x 13'9" (4.24 x 4.21)
Coved and textured ceiling. uPVC double-glazed sliding doors to sun room. Access to understairs cupboard. TV aerial point. Power points. Radiator. Fitted carpet.

Sun Room
11'3" x 10'10" (3.44 x 3.31)
uPVC double-glazed french doors to garden decking. uPVC double-glazed windows to rear and side. Power points. Wood-effect flooring.

Landing
9'4" x 5'7" (2.87 x 1.71)
Coved and textured ceiling. uPVC double-glazed window to side. Access to cupboard with shelf storage. Power points. Radiator. Fitted carpet.

Bedroom 1
14'2" x 11'4" (4.34 x 3.46)
Coved and textured ceiling. uPVC double-glazed window to rear. Built-in wardrobe. Loft access. Power points. Radiator. Fitted carpet.

Bedroom 2
9'6" x 6'11" (2.91 x 2.12)
Coved and textured ceiling. uPVC double-glazed window to front. Built-in wardrobe. Power points. Radiator. Fitted carpet.

Bathroom
6'9" x 6'6" (2.07 x 2.00)
Coved and textured ceiling. uPVC double-glazed privacy window to front. 'Insignia' shower cabin. Vanity hand basin with storage. Low-level WC. Part tiled walls. Extractor fan. Shaver socket. Wood effect flooring.

Garage
17'0" x 8'3" (5.19 x 2.52)
Link-detached single garage. Up and over garage door. Personnel door to the side into the rear garden. Power and lighting.

Outside
To the rear is a fully enclosed, well-maintained garden, predominantly laid to lawn with decorative borders. A decked area leads out from the sun room, providing an ideal space for outdoor dining and relaxation, with a large patio area to the side offering further space for entertaining. A timber shed is also located to the rear of the garden.

A side gate provides access to the front of the property, which boasts a low-maintenance gravel frontage with a pathway leading to the front door. The property further benefits from an off-road parking space, along with additional parking and storage potential within the link-detached single garage.

Local Area
The village of Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course. 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. 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 hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

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

Services
Mains electric, water and drainage are all understood to be installed at this property.
Central heating type - Air source heat pump.

Energy Performance Certificate
EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

Mobile Phone Signal
EE - Good outdoor
02 - Good outdoor, variable in-home
Three – Good outdoor
Vodafone - Good outdoor
Visit the Ofcom website for further information.

Broadband Coverage
Standard, Superfast and Ultrafast broadband is available.
Visit the Ofcom website for further information.

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.



















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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.