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## Offers in the region of £190,000 Freehold



### 4 Church Gardens, Lutton, Lincolnshire, PE12 9PP

A 2-bedroom mid-terraced property, lovingly updated and modernised by its current owner, and now waiting for someone else to make it their move-in-ready home.

To the front of the property is a driveway for 2 vehicles. Downstairs, the property comprises a welcoming entrance hall with a convenient cloakroom off. There is an impressive kitchen from where your washing-up view is across the green to the village Church, and the centre island adds extra storage space and work surfaces. Double doors from the kitchen open onto a bright-and-airy yet cosy living room, and so you can choose whether you prefer a more open-plan 'vibe' or more separate zones. French doors from the living room open onto the fully enclosed garden with a rear access gate. There is a patio area ideal for stationing outdoor furniture, and an area of lawn with its established borders including fruit trees.

Upstairs, the property boasts two spacious double bedrooms, the master being flooded with light through its 2 windows and having extra storage space in the airing cupboard. The shower room offers a double shower cubicle, but there is space to add a bath too.

Viewing is essential to appreciate the charm and location of this property.

The small but busy Market Town of Long Sutton is approximately 2 miles away. It 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. 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.

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

**Entrance Hall**

Coved and textured ceiling. Inset lights. uPVC double-glazed privacy door to the front. Wall-mounted consumer unit concealed in cupboard. Radiator. Thermostat. Single power-point. BT point. Quarry tile flooring with carpeted stairs to the first floor.

**Cloakroom**

6'5" x 2'9" (1.98m x 0.86m)

Coved and textured ceiling. Ceiling light. Extractor fan. 2-piece suite comprising of a vanity hand basin and a low-level WC with a concealed cistern. Double power-point. Single power-point. Linoleum flooring.

**Kitchen**

12'5" (min) x 11'5" (max) (3.79m (min) x 3.50m (max))

Coved and textured ceiling. Inset ceiling lights. uPVC double-glazed bay window to the front. Fitted range of wall and base units comprising soft-close cupboards and drawers with a marble-effect worktop over. Integrated general waste and recycling bin. Integrated fridge-freezer. Eye-level 'C/D/A' oven/grill. 1 and 1/2 bowl ceramic sink and drainer with a satin chrome mixer tap. 'C/D/A' electric hob. Storage cupboard with double doors housing a 'Glow worm' boiler measuring approximately 1.37m x 0.59m. Under-counter space and plumbing for a washing machine. Centre island providing additional storage space and work surface. Radiator. 2 x double power-points with dual USB ports. Double power-point. Single power-point. Additional points for appliances. Quarry tile flooring.

**Living Room**

17'9" x 11'5" (5.43m x 3.48m)

Coved and textured ceiling. uPVC double-glazed French doors to the rear. uPVC double-glazed window to the rear. 2 x wall lights. Radiator. 3 x double power-points. BT point. Laminate flooring.

**Landing**

Coved and textured ceiling. Inset ceiling lights. Loft hatch. Single power-point. Carpet flooring.

**Bedroom 1**

14'6" (min) x 11'1" (4.43m (min) x 3.40m)

Coved and textured ceiling. Inset ceiling lights. 2 x uPVC double-glazed windows to the front. 2 x wall lights. Airing cupboard measuring approximately 0.84m x 0.67m housing a hot water cylinder with shelving. 2 x radiators. 2 x double power-points. Single power-point. BT point. Carpet flooring.

**Bedroom 2**

12'10" x 9'11" (3.92m x 3.04m)

Coved and textured ceiling. Inset ceiling lights. uPVC double-glazed window to the rear. Radiator. 2 x double power-points. Single power-point. Carpet flooring.

**Shower Room**

8'7" x 7'5" (2.62m x 2.27m)

Coved and textured ceiling. Inset ceiling lights. uPVC double-glazed privacy window to the rear. 3-piece suite comprising a low-level WC, a pedestal hand basin and a shower cubicle with a mains-fed shower and a tiled splashback. Radiator. Tile flooring.

**Outside**

To the front of the property is a driveway providing off-road parking for 2 vehicles, with the benefit of an outside light.

To the rear of the property is a fully-enclosed garden with a pedestrian access gate to the rear footpath. There is a patio area providing a base for outside furniture, and an area of lawn with established borders. The 4 mature fruit trees, which the owner advises produce a generous crop, will be a welcome treat. With an outside tap, outside socket and outside light, all needs are catered for.

**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 B. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

**Energy Performance Certificate**

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

### Services

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

Central heating type - Gas central heating.

### Mobile Phone Signal

EE - Good outdoor

02 - Variable outdoor

Three - Poor to none outdoor

Vodafone - Variable 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.

For more information, visit the gov.uk website.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:00pm. Saturday: 9.00am to 1.00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.





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Email: [property@geoffreycollings.co.uk](mailto: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.**