

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



### 10 York Ride, Long Sutton, Lincolnshire, PE12 9ET

Offered with NO FORWARD CHAIN, a 2-bedroom detached bungalow. Whilst it would benefit from some modernisation, it is move-in ready and situated in a sought-after residential setting within close proximity to the town amenities.

Inside, the bungalow offers a spacious living room, a fitted kitchen with a sun room off (which could be utilised as dining space), a master bedroom with fitted wardrobes, a second double bedroom with a garden room off, and a shower room.

Outside, to the front of the property is a gravelled driveway providing off-road parking for 3 vehicles, with further space in the integrated garage. To the rear of the property is a fully enclosed garden. It is mostly laid to gravel, with a patio area extending from the sunroom with a brick-built raised planter. There is a bed ideal for planting shrubs, bushes or bedding plants, and 2 wooden storage sheds in which gardening equipment or outdoor furniture could be stored.

The small but busy Market Town of Long Sutton 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.

**Entrance Hall**

Coved and textured ceiling. Ceiling light. Loft hatch. uPVC double-glazed privacy door with matching uPVC double-glazed privacy side panel. Airing cupboard housing a hot water cylinder with shelving measuring approximately 0.74m x 0.59m. 3 x wall lights. Radiator. Double power-point. Single power-point. TV point. Thermostat. Door bell chime. Carpet flooring.

**Living Room**

15'7" x 11'8" (4.77m x 3.57m)

Coved and textured ceiling. uPVC double-glazed window to the front. 3 x wall lights. Gas fire set in a brick surround on a marble hearth with a wooden mantle and coordinating TV stand and display shelf. 3 x double power-points. 3 x TV points. Carpet flooring.

**Kitchen**

11'8" x 9'5" (3.56m x 2.88m)

Coved and textured ceiling. Strip light. uPVC double-glazed window to the rear. Fitted range of matching wall and base units comprising cupboards and drawers with a worktop over and a tiled splashback. 1 and 1/2 bowl sink and drainer with a stainless steel mixer tap. Under-counter space for 3 appliances. Space and gas supply for a freestanding cooker. Floor-standing 'Stelrad Mexico' boiler. 4 x double power-points. 2 x single power-points. Extractor fan. Heating/hot water programmer. Carpet tile flooring.

**Sunroom**

9'5" x 8'3" (2.89m x 2.54m)

Coved and textured ceiling. Strip light. uPVC double-glazed sliding patio doors to the rear. uPVC double-glazed window to the side. Radiator. 3 x double power-points. Single power-point. TV point. BT point. Carpet tile flooring.

**Bedroom 1**

11'8" (max) x 11'5" (max) (3.58m (max) x 3.48m (max))

Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the front. 2 x built-in wardrobes with mirrored sliding doors providing hanging space and shelving. 2 x wall lights. Radiator. 2 x double power-points. Single power-point. BT point. Carpet flooring.

**Bedroom 2**

10'9" x 9'9" (3.28m x 2.98m)

Coved and textured ceiling. Ceiling light. Aluminium framed sliding patio doors to the rear garden room. Radiator. 2 x double power-points. Carpet flooring.

**Garden Room**

9'1" x 7'0" (2.78m x 2.14m)

Part-brick, part uPVC double-glazed construction with a polycarbonate roof. uPVC double-glazed sliding patio doors to the side. uPVC double glazed window to the front and uPVC double-glazed window to the side. 2 x wall lights. Wall-mounted 'Dimplex' fan heater. 2 x wall-mounted tubular heaters. Double power-point. TV point. Carpet flooring.

**Shower Room**

6'9" x 5'4" (2.06m x 1.64m)

Coved and textured ceiling. Ceiling light. 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 'Mira' electric shower. Fully tiled walls. Wall-mounted mirror. Wall-mounted vanity cupboard. Tile flooring.

**Garage**

Electric roller shutter door. uPVC double-glazed window to the side. Light. 3 x double power-points. Consumer unit.

**Outside**

To the front of the property is a gravelled driveway providing off-road parking for 3 vehicles. A pedestrian gate provides access to the rear garden.

To the rear of the property is a fully enclosed garden. It is mostly laid to gravel, with a patio area extending from the sunroom with a brick-built raised planter. There is a bed ideal for planting shrubs, bushes or bedding plants, and 2 wooden storage sheds in which gardening equipment or outdoor furniture could be stored. The property benefits from outside lighting and an outside tap.

**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 D. 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 in-home and outdoor

02 - Good outdoor

Three - Good outdoor and in-home

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.

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. and 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.







17 Blackfriars Street  
King's Lynn  
Norfolk  
PE30 1NN

7b Hunstanton Road  
Dersingham  
Norfolk  
PE31 6HH

50 Marshland Street  
Terrington St Clement  
Norfolk  
PE34 4NE

13 High Street  
Long Sutton  
Lincolnshire  
PE12 9DB

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.**