

Geoffrey & Collings Co

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Offers in the region of £259,000 Freehold



38 Gedney Road, Long Sutton, Lincolnshire, PE12 9JN

Offered with no forward chain, this 2-bedroom detached bungalow is a dream for someone looking for a fully modernised property with nothing to do other than dress it to taste. Situated on the outskirts of Long Sutton, it provides the best of both worlds: the town is easily accessible for everyday conveniences whilst there is a peaceful feel with farmland views to the rear.

Inside, off the entrance hall with its useful porch area is a light-filled, open-plan living room/kitchen. With the benefit of integrated appliances and a modern finish, it will particularly appeal to keen entertainers who want to ensure that nobody is tucked away in the kitchen and missing out on the fun. The separate utility room provides space to shut off the washing when there just aren't enough hours in the day. The king-size master bedroom boasts french doors out on to the garden, whilst the second single-bedroom would be a lovely guest room. The property is served by a contemporary bathroom with a bath and walk-in shower, ensuring all preferences are suited.

Outside, vehicular and pedestrian gates at the front boundary allow access to the property. There is a lawned front garden and a gravelled driveway which extends down the side of the bungalow and further to the rear provides secure off-road parking for multiple vehicles. Spanning the width of the property at the rear is a patio, perfect for positioning outside furniture. An area of hardstanding provides an ideal base for a vehicle/caravan/trailer etc., with the remainder of the rear being laid to low-maintenance gravel which could be utilised as additional parking or perhaps to add potted plants to.

Rarely found with this type of property is the detached double garage which benefits from power, lighting and a tap as well as remote controlled access with its electric doors. The separate detached office is bound to appeal to someone who works from home, or even someone who simply wants a separate space to dedicate to life admin.

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

Hallway

Inset ceiling lighting. Loft hatch. Composite door with double-glazed privacy windows to the front. Radiator. Power-points. Carpet flooring.

Open Plan Living Room/Kitchen Area**Living Room Area**

14'3" x 10'6" (4.36m x 3.21m)

Inset ceiling lights. Double aspect room with uPVC double-glazed windows to the front and front and side. Traditional-style radiator. Power-points. BT point. TV point. Carpet flooring.

Kitchen Area

9'5" x 8'11" (2.88m x 2.74m)

Inset ceiling lights and feature breakfast bar light. uPVC double-glazed window to the side. Fitted range of matching wall and base units with a worktop over that extends to a breakfast bar and tiled splashbacks. Composite sink and drainer with a stainless steel mixer tap. Double oven and grill. Ceramic hob with a stainless steel extractor over. Integrated fridge-freezer. Cupboard housing a wall-mounted, gas-fired 'Glow-Worm' combi boiler. Power-points. Traditional-style radiator. Tile flooring

Utility Room

9'7" x 6'2" (2.94m x 1.89m)

Part brick, part UPVC double-glazed construction with a poly-carbonate roof and a uPVC double-glazed door to the rear. Fitted base unit with a worktop over. Undercounter space and plumbing for a washing machine and space for a tumble dryer. Power-points. Tile flooring.

Bedroom 1

12'4" x 12'0" (3.78m x 3.67m)

Inset ceiling lights. uPVC double-glazed french doors to the rear. Radiator. Power-points. Carpet flooring.

Bedroom 2

12'5" x 7'1" (3.79m x 2.18m)

Inset ceiling lights. uPVC double-glazed, window to the front. Radiator. Power-points. Carpet flooring.

Bathroom

8'6" x 8'3" (2.61m x 2.52m)

Inset ceiling lights. uPVC double-glazed privacy window to the rear. 3-piece suite comprising of a panelled bath with twin taps, a low-level WC and a pedestal hand basin. Walk-in shower area with an overhead mains fed shower. Heated towel rail. Fully-tiled walls. Tiled flooring

Outside

To the front boundary of the bungalow is an attractive brick wall. An opening with a fitted wooden gate provides pedestrian access to a path that extends to the front door, with cared-for lawns laid to either side of the path. A further opening in the wall is fitted with a 5-bar gate, allowing for vehicular access to the gravelled driveway which extends down the side of the bungalow and further to the rear and provides secure off-road parking for multiple vehicles.

Spanning the width of the property at the rear is a patio, perfect for positioning outside furniture. An area of hardstanding provides an ideal base for a vehicle/caravan/trailer etc., with the remainder of the rear being laid to low-maintenance gravel which could be utilised as additional parking or perhaps to add potted plants to. There is the benefit of an outside tap, outside lighting and outside power-points. Behind the rear boundary are farmland views.

Detached Double Garage

21'1" x 21'0" (6.43m x 6.42m)

2 x electric roller shutter doors to the front. Power, lighting and a tap.

Detached Office/Storage Area

21'0" x 8'8" (6.41m x 2.65m)

uPVC double-glazed door to the front. uPVC double-glazed window to the front. Power and lighting.

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.

Local Area

The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, One Stop, Boots Pharmacy, Health Centre, Library, 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 offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

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

Services

Mains electric, water and private 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 - Variable outdoor

Three - Variable in-home, good outdoor

Vodafone - Good outdoor

Visit the Ofcom website for further information.

Broadband Coverage

Standard and Superfast 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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PE30 1NN

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13 High Street
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Email: 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.