

# LONG SUTTON

A generously proportioned 4-bedroom detached house, tucked away at the end of a private driveway, shared with only 2 neighbouring properties, whilst conveniently situated within walking distance of local amenities.

Downstairs, this spacious family home boasts a large living room with a multi-fuel burning stove and french doors out onto the garden, a contemporary fitted kitchen with a centre island from which you can flow through to the dining area, a separate utility room with space for all your appliances, and a convenient cloakroom.

Upstairs, the impressive master suite, complete with an en-suite shower room and walk-in wardrobe, really is the ultimate private space in which to unwind at the end of a busy day. Three further double bedrooms provide space for all of the family and are serviced by a bathroom with a shower over the bath.

Externally, beyond the shared access gravelled driveway, metal gates open onto an area of hardstanding which provides secure space for parking multiple vehicles. Further to the side of the property, a car port provides covered parking for an additional vehicle. A pedestrian gate provides access to the rear garden.

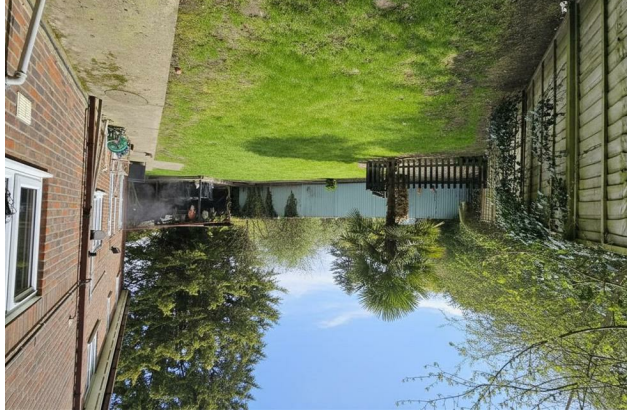
The fully-enclosed rear garden is mainly laid to lawn. There is an area of decking over which is a pergola, the ideal place for positioning outside furniture to shelter from the sun.

If you are looking to make moving as stress-free as possible, then you may be pleased to know that the owners are open to selling much of the furniture too.

## 2 Bingham Court, Long Sutton, Lincolnshire, PE12 9EY



Offers in the region of £349,500 Freehold



### Entrance Hall

Coved ceiling. 2 x ceiling light pendants. Smoke detector. uPVC double-glazed privacy door to the front. uPVC double-glazed door to the rear. Under-stair storage cupboard. Radiator. Power-points. BT point. Tile flooring. Stairs to first floor.

### Cloakroom

5'9" x 2'5" (1.77m x 0.74m)

Coved ceiling. Ceiling light pendant. uPVC double-glazed privacy window to the rear. 2-piece suite comprising of a low-level WC and a pedestal hand basin. Radiator. Tile flooring.

### Living Room

18'4" x 10'8" (5.61m x 3.27m)

Coved ceiling. Ceiling light. Smoke and carbon monoxide detector. uPVC double-glazed window to the front. uPVC double-glazed french doors to the rear. Multi-fuel burner set on a marble hearth with decorative surround and wooden mantle. 2 x wall lights. 2 x radiators. Power-points. Laminate flooring.

### Open Plan Kitchen/Breakfast Room

18'4" x 15'3" (5.61m x 4.66m)

Coved ceiling. Inset ceiling lights. Dual-aspect room with uPVC double-glazed windows to the front and the rear. Fitted range of contemporary gloss wall and base units with oak worktops over. Inset ceramic butler sink with a stainless steel mixer tap. Matching centre island with additional storage drawers. 'Rangemaster Elan' cooker with a 6-burner gas hob set in a faux chimney breast with an extractor fan over. Space for an American-style fridge-freezer. Radiator. Power-points. TV point. Laminate flooring.

### Dining Room

10'3" x 9'4" (3.13m x 2.87m)

Coved ceiling. Ceiling light. uPVC double-glazed window to the front. Radiator. Power-points. Tile flooring.

### Utility Room

10'2" x 8'6" (3.12m x 2.61m)

Coved ceiling. Ceiling light. uPVC double-glazed window to the rear. Fitted range of matching wall and base units with a worktop over and a tiled splashback. Stainless steel sink and drainer with a stainless steel mixer tap. Wall-mounted "Worcester" gas-fired boiler. Under-counter space and plumbing for a washing machine. Space for a tumble dryer. Space for an American-style fridge-freezer or a chest freezer. Power-points. Tile flooring.

### Landing

Coved and textured ceiling. Ceiling light. Loft hatch giving access to a large loft area spanning the full length of the house and with standing head height. Dual-aspect room with uPVC double-glazed windows to the front and the rear. Airing cupboard measuring approximately 0.87m x 0.83m housing a hot water cylinder with shelving . Radiator. Power-points. Laminate flooring.

### Inner hallway

Coved and textured ceiling. Ceiling light pendant. Smoke detector. Power-points. Laminate flooring.

### Bedroom 1

15'3" x 12'1" (4.66m x 3.69m)

Coved ceiling. Inset ceiling lights. Smoke detector. uPVC double-glazed window to the rear. Radiator. Power-points. TV point. Laminate flooring.

### En-Suite

6'11" x 5'10" (2.12m x 1.78m)

Coved ceiling. Inset ceiling lights. uPVC double-glazed privacy window to the front. 3-piece suite comprising of a low-level WC, a pedestal hand basin and a shower cubicle with tiled splash backs and a wall-mounted 'Triton' electric shower. Tile flooring.

### Walk-in Wardrobe

7'10" x 5'10" (2.40m x 1.78m)

Coved ceiling. Inset ceiling lights. Loft hatch. uPVC double-glazed privacy window to the front. Radiator. Laminate flooring.

### Bedroom 2

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

Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the front. Radiator. Power-points. Laminate flooring

### Bedroom 3

10'4" x 8'10" (3.16m x 2.70m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. Power-points. TV point. Laminate flooring.

### Bedroom 4

10'9" x 7'4" (3.28m x 2.25m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. Power-points. Laminate flooring.

### Bathroom

10'3" (max) x 5'11" (max) (3.14m (max) x 1.82m (max))

Coved ceiling. Ceiling light. Extractor fan. uPVC double-glazed privacy window to the rear. 3-piece suite comprising of a low-level WC, a pedestal hand basin and an L-shaped panelled bath with a central stainless steel mixer tap with a glass shower screen and a wall-mounted 'Triton' electric shower over. Radiator. Linoleum flooring.

### Outside

Beyond the shared access gravelled driveway, metal gates open onto an area of hardstanding which provides space for parking multiple vehicles. There is a small wooden storage shed. Further to the side of the property, a car port with an outside power-point provides covered parking for one vehicle. A pedestrian gate provides access to the rear garden.

The fully-enclosed rear garden is mainly laid to lawn. There is an area of decking over which is a pergola, the ideal place for positioning outside furniture to shelter from the sun. A large wooden storage shed (measuring approximately 5.60m x 2.50m) benefits from power and lighting and is discreetly tucked at the side of the property. The rear garden further benefits from an outside tap 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 Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots Pharmacy, Health Centre, Opticians, Library, Hardware Store, Appliance Store, Dentists, Hairdressers, Various Eateries and Shops. The market is held every Friday in the town centre. 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.

### Council Tax

Council Tax Band D. 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 installed at this property.

Central heating type - Gas central heating.

### Mobile Phone Signal

EE - Good in-home and outdoor

O2 - Good outdoor

Three - Good in-home and 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.



**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.