



Offers in the region of £210,000 Freehold



15 Chalk Lane, Sutton Bridge, Lincolnshire, PE12 9YF

Tucked away at the end of this popular cul-de-sac, this charming cottage is a must-view. Full of character throughout, the property beautifully combines traditional features with generous and versatile accommodation, including feature fireplaces, a log burner in the living room and attractive wooden flooring to the ground floor.

The ground floor offers a welcoming living room, well-appointed kitchen with useful pantry storage, separate dining room, conservatory and a convenient downstairs cloakroom. To the first floor are two generous double bedrooms and a further single bedroom, all benefiting from built-in wardrobes, together with a family bathroom and separate WC.

Outside, the property enjoys an attractive wrap-around plot, predominantly laid to lawn and complemented by established shrubs and planting. The characterful summerhouse, complete with power, offers an ideal space to relax and enjoy the garden.

Further outside accommodation is provided by a double garage, with a separate office/utility space to the rear, accessed via its own door. A gated driveway provides off-road parking for 3-4 vehicles.

A charming and versatile home with plenty of character, useful outside space and excellent additional accommodation, this delightful cottage is well worth viewing.

LONG SUTTON

Porch

4'0" x 4'0" (1.24 x 1.22)
uPVC double-glazed porch with matching door to side and door into kitchen. Power point.

Kitchen

9'9" x 9'7" (2.98 x 2.94)
Coved ceiling. Recessed ceiling spotlights. uPVC double-glazed window to front. Matching wall and base units with worktop over. Ceramic 1 and 1/2 bowl sink with drainer and mixer tap over. Space for electric oven and tall fridge. Undercounter space for fridge and plumbing for washing machine. Large pantry storage. Power points. Wooden flooring.

Dining Room

11'10" x 11'2" (3.62 x 3.41)
Coved and textured ceiling. uPVC double-glazed window to rear. Cupboard housing hot water cylinder. Decorative fireplace recess. Radiator. Power points. Wooden flooring.

Living Room

12'9" x 12'3" (3.91 x 3.74)
Coved and textured ceiling. uPVC double-glazed window to front. uPVC double-glazed french doors to conservatory. Feature fireplace with wood burner on tiled hearth. Power points. Radiator. Fitted carpet.

Conservatory

12'7" x 11'6" (3.85 x 3.52)
Brick-based with uPVC double-glazed windows. uPVC double-glazed french doors to garden. Power points. Tiled floor.

Rear Hallway

12'4" x 5'10" (3.76 x 1.80)
Textured ceiling. Part uPVC part double-glazed door to rear. uPVC double-glazed window to front. BT Openreach socket. Power points. Radiator. Wooden flooring.

Downstairs Cloakroom

6'5" x 2'4" (1.96 x 0.72)
Textured ceiling. uPVC double-glazed privacy window to side. Hand basin. Low-level WC. Cupboard storage. Wooden flooring.

Bedroom 1

12'3" x 11'8" (max) (3.75 x 3.57 (max))
Double aspect uPVC double-glazed to front and rear. 2 x built-in wardrobes. Power points. Radiator. Wooden flooring.

Bedroom 2

12'3" x 9'6" (3.75 x 2.91)
Coved ceiling. uPVC double-glazed window to rear. Built-in wardrobe. Power points. Radiator. Fitted carpet.

Bedroom 3

12'4" x 7'0" (max) (3.77 x 2.15 (max))
Coved ceiling. uPVC double-glazed window to side. Built-in wardrobes. Power points. Radiator. Fitted carpet.

Upstairs WC

5'2" x 2'9" (1.59 x 0.86)
Textured ceiling. uPVC double-glazed privacy glass window to front. Low-level WC. Wood effect flooring.

Bathroom

6'0" x 4'11" (1.85 x 1.51)
Recessed ceiling spotlights. uPVC double-glazed privacy glass window to side. Vanity hand basin. Panelled bath with mains-fed dual-head shower over. Extractor fan. Radiator. Wood-effect flooring.

Single Garage

16'10" x 9'2" (5.14 x 2.80)
'Up & over' garage door. Lighting and power.

Separate Office / Utility Room

9'2" x 6'6" (2.81 x 2.00)
Found to the rear of garage. An ideal space for separate office space or utility room. Base units. Power and lighting.

Outside

The property is complemented by a wrap-around garden, predominantly laid to lawn and established with a selection of decorative shrubs and mature planting. A raised pond with water feature creates a charming focal point, adding to the tranquil and inviting feel of the garden.

A characterful summer house, complete with power, provides the perfect space for relaxing and enjoying the garden. There is also a timber shed, currently incorporating a rabbit/guinea pig enclosure.

To the front, a gated driveway provides generous off-road parking for approximately 3–4 vehicles. Further benefits include external lighting, power points and a convenient outdoor water tap.

Local Area

Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The busy Market Town of Long Sutton is situated approximately 3 miles away having further amenities, local restaurants and schools etc. There is a regular bus service throughout the day between the larger Market Towns of Spalding and Kings Lynn which is an interesting river port and ancient Market town. Both are about 13 miles away and have onward coach and rail links 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.

Agent's Note

This property is being sold as part of an estate and the sale is subject to the necessary Grant of Probate being obtained.

Services

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

Central heating type - Air source heat pump.

NB. The property is also fitted with 6 solar panels which are owned outright.

Council Tax

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

Energy Performance Certificate

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

Mobile Phone Signal

EE - Good outdoor
02 - Variable outdoor
Three – Variable outdoor
Vodafone - Variable outdoor
Visit the Ofcom website for further information.

Broadband Coverage

Standard and Superfast broadband is available.
Visit the Ofcom website for further information.



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.