















By auction £115,000 Freehold



1b Youngs Row, Sutton Bridge, Lincolnshire, PE12 9SS

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A beautifully presented two-bedroom semi-detached home provides the perfect opportunity to step onto the property ladder. Ideally situated close to the amenities of Sutton Bridge, including the village primary school, GP surgery, shops and pubs. This property offers a wonderful balance of comfort and practicality.

The ground floor welcomes you with a bright and inviting living room, a modern, fully-fitted kitchen, complemented by a useful utility space. Added convenience with a downstairs WC. Light-filled conservatory, which overlooks the garden and creates a versatile additional living space, perfect as a dining area, home office, or simply a place to unwind while enjoying views of the outdoors.

Upstairs, the property continues to impress with two well-proportioned bedrooms, both offering plenty of natural light, along with a stylish family bathroom.

Externally, the home benefits from a pretty, low-maintenance rear garden, mainly laid to lawn with attractive decorative borders, an ideal space for outdoor dining, gardening, or enjoying warmer months. To the front, there is the added advantage of off-road parking with a carport, providing both convenience and peace of mind.

The property is offered with vacant possession.

LONG SUTTON

Living Room
15'3" x 12'8" (4.67 x 3.88)
Coved and textured ceiling. uPVC double-glazed door to the front and uPVC double-glazed window to the front. Access to understairs cupboard. TV aerial point. BT Openreach socket. Power points. Radiator. Fitted carpet.

Kitchen
12'8" x 7'5" (3.88 x 2.27)
Coved and textured ceiling. uPVC double-glazed window to conservatory. Modern matching wall and base units, including large drawer storage. Stainless steel sink with mixer tap over and drainer. Eye-level single electric oven. 'Bosch' electric hob with extractor over. Space and plumbing for dishwasher. Space for tall fridge freezer, Laminate flooring.

Conservatory
13'4" x 8'7" (4.08 x 2.62)
Polycarbonate roof. uPVC double-glazed windows. Lighting. Power points.

Utility Space
6'3" x 3'11" (1.91 x 1.21)
Coved and textured ceiling. uPVC double-glazed sliding door to conservatory. Wall-hung 'Ideal Logic' gas boiler. Space and plumbing for washing machine and tumble dryer. Power points. Laminate flooring.

Downstairs Cloarkoom
5'7" x 2'7" (1.72 x 0.81)
Coved and textured ceiling. uPVC double-glazed privacy glass window to rear. Wall-hung hand basin. Low-level WC. Extractor fan. Radiator. Laminate flooring.

Bedroom 1
12'0" x 8'10" (3.67 x 2.71)
Coved ceiling. uPVC double-glazed window to front. Built-in wardrobe. Loft access. Power points. Radiator. Fitted carpet.

Bedroom 2
10'9" x 5'10" (3.30 x 1.78)
Coved and textured ceiling. uPVC double-glazed window to side. Power points. Radiator. Fitted carpet.

Bathroom
7'6" x 6'6" (2.31 x 2.00)
Coved and textured ceiling. uPVC double-glazed privacy window to rear. 'P' shaped bath with dual-head mains-fed shower. Vanity basin. Low-level WC. Heated towel rail. Extractor fan. Laminate flooring.

Outside
To the rear is a well-maintained, low-maintenance garden featuring a manicured lawn with decorative flower beds. A paved pathway leads through the garden and provides access to a car port, offering off-road parking for two vehicles. There is also a small paved courtyard, accessed via a separate door from the conservatory. Outdoor 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.

Services
Mains electric, water and drainage are all understood to be installed at this property.
Central heating type - Gas central heating

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

Mobile Phone Signal
EE - Good outdoor
02 - Good outdoor
Three – Variable outdoor
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.

Auctioneers Additional Comments
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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.