



# LONG SUTTON

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 Pharmacy, Health Centre, Library, Frommengers, Electrical store, Dentists, Hairdressers and various caterers. 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 challenging Golf Course along with the Sir Peter Scott Walk.

Contact us to arrange a viewing in order to fully appreciate the charm of this property.

Externally, to the front of the property is a fully-enclosed lawn garden with a large summer house, ideal for relaxing or even use as a playhouse, whilst to the side of the property is a further lawn garden with borders and a patio over which an electric blind extends; an ideal spot to position outdoor furniture on which to relax and enjoy the field views. The side garden benefits from two metal storage sheds. To the rear of the property is off-road parking for 2 vehicles.

Upstairs, off the landing is a large king-size bedroom with a built-in storage cupboard, a second good-sized single bedroom, utilised by the current owner as a home office, and a family bathroom with a shower over the bath.

Downstairs, the property comprises of a spacious living room with a decorative fireplace and a door out onto the front garden, a bright and airy kitchen with fitted units, space for dining and access to the side garden too.

Just a mile from the amenities of Long Sutton.

## 80 Bridge Road, Long Sutton, Lincolnshire, PE12 9EF



## Offers in the region of £150,000 Freehold

**Rear Porch**

3'10" x 3'3" (1.19m x 1.01m)  
Wooden-framed, double-glazed skylight. uPVC double-glazed door to the rear. Wall light. Tile flooring.

**Utility Room / Cloakroom**

5'6" x 3'10" (1.68m x 1.19m)  
Ceiling light. uPVC double-glazed window to the side. Low-level WC. Wall-mounted hand basin. Space and plumbing for a washing machine. Radiator. Double power-point. Consumer unit. Tile flooring.

**Kitchen/Diner**

15'4" x 8'9" (4.68m x 2.68m)  
2 x ceiling lights. uPVC double-glazed door to the side. uPVC double-glazed window to the side. Fitted range of wall and base units with a worktop over and a tiled splashback. 1 and 1/2 bowl sink and drainer with a pot-wash tap. 'Noxton' ceramic hob with a stainless steel extractor over. Eye-level 'Whirlpool' oven. Under-counter space for a fridge. Radiator. 6 x double power-points. Single power-point. Tile flooring.

**Living Room**

15'2" x 10'2" (4.64m x 3.11m)  
Coved ceiling. Ceiling light pendant. uPVC double-glazed privacy door to the front. uPVC double-glazed window to the front. Decorative fireplace with stone hearth and wooden mantle. Radiator. 3 x double power-points. Single power-point. Carpet flooring with stairs to the first floor.

**Landing**

Light pendant. Loft-hatch providing access to the partially-boarded loft with a fitted loft ladder and light. Storage cupboard with shelving. Cupboard housing a wall-hung 'Ideal' boiler with shelving measuring approximately 0.69m x 0.52m. Double power-point. Carpet flooring.

**Bedroom 1**

10'9" x 12'7" (3.28m x 3.85m)  
Ceiling light pendant. uPVC double-glazed window to the front. Over-stair storage cupboard with shelving. Radiator. 3 x double power-points. Carpet flooring.

**Bedroom 2**

9'0" x 7'5" (2.76m x 2.28m)  
Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. 2 x double power-points. Carpet flooring.

**Bathroom**

7'5" (max) x 5'8" (max) (2.28m (max) x 1.74m (max))  
Ceiling light. uPVC double-glazed privacy window to the side. 3-piece suite comprising of a low-level WC, a vanity basin with storage cupboards and drawers, and a panelled bath with a stainless steel mixer tap and a shower-screen with a mains-fed shower over. Heated towel rail. Linoleum flooring.

**Outside**

To the front of the property is a full-enclosed, lawned garden. Set upon a slabbed base is a wooden summer house with french doors measuring approximately 3.62m x 2.43m, available by separate negotiation or included with sensible property offers.

To the side of the property is a further fully-enclosed lawned garden with borders and a patio over which an electric blind extends; an ideal spot to position outdoor furniture on which to relax and enjoy the field views. The side garden benefits from two metal storage sheds with double sliding doors, each measuring approximately 2.21m x 2.00m and having power. The side garden further benefits from an outside tap.

To the rear of the property is gravelled parking for 2 vehicles.

**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 A. 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 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 in-home, good outdoor  
Three - Variable outdoor  
Vodafone - Good in-home and outdoor

Visit the Ofcom website for further information.

**Broadband Coverage**

Standard, Superfast and Ultrafast broadband is available.

Visit the Ofcom website for further information.

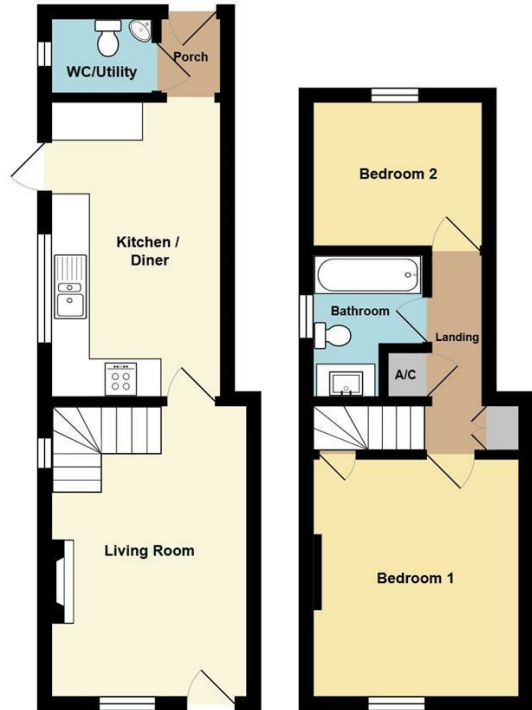
**Flood Risk**

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. 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.