

# LONG SUTTON

Tucked in down a quiet lane with no through traffic, this 2-bedroom detached bungalow offers surprisingly spacious, bright-and-airy accommodation. Whilst the next owner may wish to make some modernisations, the bungalow is move-in ready, giving you time to settle and your creativity flowing. The bungalow, which is offered with NO FORWARD CHAIN provides the possibility of having the best of both worlds: it's a quiet, private retreat with daily conveniences available in Sutton Bridge within walking distance too.

Internally, the bungalow boasts a generously proportioned living room, off which is a sun-soaked conservatory. The open-plan fitted Kitchen/Diner is the perfect entertaining room, with plenty of space to seat an extended family, with the added bonus of a separate Utility Room too. The master bedroom comes complete with a fitted bedroom suite that will make unpacking a breeze, whilst the second large double bedroom will be a welcome place in which guests can unwind. The larger-than-average integral garage with an electric roller shutter door can be accessed directly from the bungalow too, so whether you don't want to get wet getting from your car, or you simply want an accessible storage area, that box is most definitely ticked.

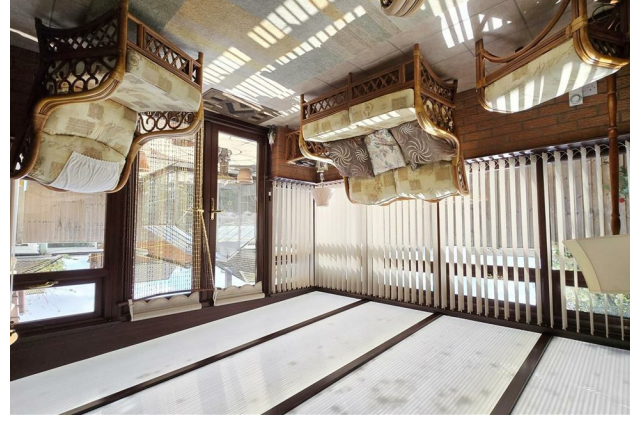
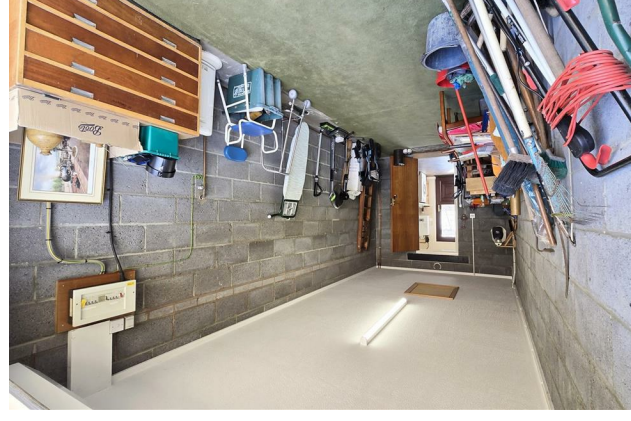
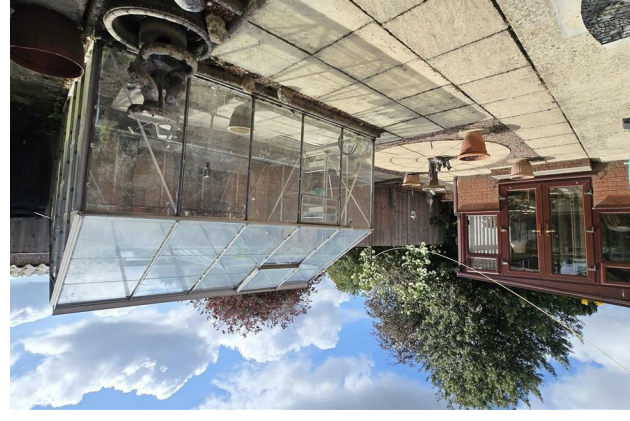
Externally, to the front of the property, behind the scalloped brick wall is a lawned garden with a cared-for border. An opening in the wall leads to the gravelled driveway, with parking for 1 vehicle. To the rear of the property is a fully-enclosed, low-maintenance garden, ideal for those who wish to simply relax in a peaceful outdoor space. With riverbank walks nearby, there are plenty of opportunities to enjoy exploring with furry family members.

The bungalow really must be viewed to be appreciated. Please don't hesitate to contact us to arrange a viewing!

## Thisle-Dew Mill Lane, Sutton Bridge, Lincolnshire, PE12 9UE



Offers in the region of £230,000 Freehold



### Entrance Hall

Coved and textured ceiling. 2 x light pendants. uPVC double-glazed door with decorative leading and staining to the side. uPVC double-glazed porthole window to the side. Radiator. 2 x double power-points. BT point. Carpet flooring.

### Living Room

16'7" (max) x 14'7" (5.07m (max) x 4.47m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the side. Wooden-framed privacy window to the Kitchen/Diner. uPVC double-glazed tilt-and-slide door to the rear Conservatory. Coal-affect gas fire set on a marble hearth with a brick surround and a wooden mantle, with coordinating display shelf and TV stand. 3 x wall lights. 2 x radiators. 4 x double power-points. Single power-point. TV point. Carpet flooring.

### Conservatory

10'1" x 9'7" (3.09m x 2.94m)

Part-brick, part uPVC double-glazed construction with a polycarbonate roof. uPVC double-glazed french doors to the side. 2 x wall lights. Wall-mounted electric heater. 3 x double power-points. TV point. Tile flooring.

### Kitchen/Diner

20'0" x 13'0" (max) (6.12m x 3.97m (max))

Coved and textured ceiling. 2 x ceiling lights. Smoke detector. uPVC double-glazed window to the rear. Fitted range of matching wall and base units with a worktop over and a tiled splashback. Inset 1 and 1/2 bowl composite sink and drainer with a stainless steel mixer tap. Eye-level 'Belling' oven and grill. 'Belling' induction hob with an integrated extractor over. Integrated 'Hygena' dishwasher. Intergrated undercounter fridge. 2 x radiators. 7 x double power-points. Linoleum flooring to the kitchen area, with carpet flooring to the dining area.

### Utility Room

10'2" x 5'7" (3.11m x 1.71m)

Coved and textured ceiling. Strip light. uPVC double-glazed leaded door to the rear. Fitted range of matching wall and base units with a worktop over and a tiled splashback. Ceramic sink with twin taps. Undercounter space and plumbing for a washing machine. Undercounter space for an additional appliance. Space for a tall fridge/freezer. Wall-hung 'Glow worm' gas-fired boiler. Linoleum flooring.

### Bedroom 1

13'8" (max) x 11'2" (max) (4.18m (max) x 3.41m (max))

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Fitted bedroom suite providing hanging space and shelving with built-in side tables and display shelving, as well as a coordinating freestanding chest of drawers and additional freestanding wardrobe. Radiator. Power-points. Carpet flooring.

### Bedroom 2

10'10" x 9'10" (3.32m x 3.01m)

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

### Shower Room

11'1" x 7'8" (3.39m x 2.36m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy window to the side. Mid-level WC. Walk-in shower enclosure with a wall-mounted 'Aqualisa' electric shower. Vanity unit comprising cupboards and drawers with an inset sink, plus additional storage in the matching wall unit. Airing cupboard measuring approximately 0.94m x 0.73m housing a hot water cylinder with shelving. Part-tiled, part aquaborded walls. Extractor. Radiator. Wet room flooring.

### Garage

20'6" x 8'8" (6.26m x 2.66m)

Integral single garage with an electric roller shutter door to the front. Pedestrian door to the Utility Room. Light. Loft hatch providing access to the partially boarded loft with a fitted ladder and light. Consumer unit. Power-points.

### Outside

To the front of the property, behind the scalloped brick wall is a lawned garden with a cared-for border. An opening in the wall leads to the gravelled driveway, with parking for 1 vehicle. Pedestrian gates at both sides of the property provide access to the rear garden.

The fully enclosed rear garden is low-maintenance in nature, laid to a combination of paving slabs and decorative stone, ideal for those who wish to simply relax in a peaceful outdoor space. There is a large glasshouse measuring approximately 3.12m x 2.49m. The garden benefits from an outside tap.

### 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 village of Sutton Bridge has a range of shops and amenities including a doctors surgery and a post office, plus a challenging Golf Course. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The small but busy Market Town of Long Sutton is located approximately 2 miles away and has a good range of amenities including. 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. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

### 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 TBC. 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 outdoor

O2 - Variable outdoor

Three - Good outdoor

Vodafone - Variable 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.

### Agent's Note

Permission has been granted for 2 detached dwellings to be built on a neighbouring parcel of land. The current owner of the land has been marketing it for several years. Full details are available on the South Holland District Council website, planning ref: H18-0603-25

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.