















Offers in the region of £220,000 Freehold



66 Seagate Road, Long Sutton, Lincolnshire, PE12 9AD

Whilst requiring some modernisation, this 2-bedroom detached bungalow boasts generously proportioned accommodation throughout and could be the perfect opportunity for you to really make somewhere your own. It is conveniently situated just 0.5 miles from the amenities of Long Sutton, and only a 5-minute walk from a well-stocked convenience store.

Internally, off the entrance hall is a spacious and light-filled double-aspect living room, a kitchen with a walk-in pantry and a conservatory off (which could be used for dining). The supersized master bedroom offers ample space in which to unwind at the end of the day, whilst the second large double bedroom will be a welcome retreat for visiting guests. The property is served by an updated shower room with a walk-in shower enclosure.

Externally, at the front boundary of the bungalow, the well-maintained hedging has an opening providing access for vehicles. The driveway runs along the side of the property down to the detached garage. There is off-road parking for multiple vehicles, with it being possible to park 3 vehicles or perhaps a caravan/motorhome behind gates, providing additional security. The front garden is laid to decorative stone, with established shrubs and bushes. Pedestrian gates provide access to the rear garden. The rear garden has a pretty, private feel, with a patch of lawn bordered by established shrubs, bushes and trees. An area of patio is covered by a metal-framed structure with a poly-carbonate roof, providing the perfect place to enjoy the garden whilst sheltering from the afternoon sun. Security lighting makes it possible to enjoy the garden after dusk. The garden benefits from an outside WC, store and shed, and so is perfect for someone who prefers to spend their days tinkering outside.

This property really must be viewed in order to visualise the potential. Contact us to arrange a convenient appointment!

LONG SUTTON

Hallway
20'11" x 4'0" (6.38m x 1.22m)
Coved and papered ceiling. Ceiling light pendant. Loft hatch. uPVC double-glazed leaded privacy door to the front. Radiator. 2 x double power-points. BT point. Thermostat. Laminate flooring.

Kitchen/Diner
16'4" x 12'0" (4.99m x 3.66m)
Coved and textured ceiling. 2 x strip lights. uPVC double-glazed windows to the side and to the rear Conservatory. Fitted base drawer units with a worktop over and partially tiled splashbacks. 1 and 1/2 bowl composite sink and drainer with a mixer tap. Matching wall cupboards. Freestanding 'Cannon' gas cooker with 4-burner hob. Undercounter space and plumbing for a washing machine and space for additional appliances. Wall-mounted 'Worcester' gas-fired boiler. Walk-in pantry with a double-glazed privacy window, light and shelving. Additional full-height storage cupboard. 4 x double power-points. Single power-point. TV point. Linoleum flooring.

Conservatory
14'0" x 11'2" (4.28m x 3.41m)
Part brick, part uPVC double-glazed construction. Wooden privacy-glazed door with a wooden-framed secondary glazed side panel to the side. Radiator. 3 x double power-points. Single power-point. TV point. Carpet flooring.

Living Room
20'11" x 11'11" (6.40m x 3.65m)
Coved and textured ceiling. 2 x ceiling light pendants. Double aspect room with uPVC double-glazed windows (with additional secondary glazing) to the front and the side. 2 x wall lights. 2 x radiators. Gas fire set on a marble hearth with a coordinating surround and mantle. Serving hatch. 6 x double power-points. TV point. Carpet flooring.

Bedroom 1
15'5" x 12'1" (4.72m x 3.69m)
Coved and textured ceiling. Ceiling light pendant. Double-aspect room with uPVC double-glazed windows to the rear and the side. Radiator. 2 x double power-points. Carpet flooring.

Bedroom 2
11'11" x 10'11" (3.65m x 3.35m)
Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. 3 x double power-points. TV point. Carpet flooring.

Shower Room
11'10" x 6'0" (3.62m x 1.83m)
Coved ceiling. 2 x ceiling lights. uPVC double-gkazed window to the side. 3-piece suite comprising of a vanity WC, a vanity basin unit and a walk-in shower with a 'Mira' electric shower. Airing cupboard measuring approximately 1.03m x 0.64m housing a hot water cylinder with shelving. Heated towel rail. Wall-mounted 'Supawarm' convector heater. Shaving point. Fully tiled walls. Tile flooring.

Garage
18'10" x 13'0" (max) 9'7" (min) (5.76m x 3.97m (max) 2.94m (min))
Detatched garage with an electric roller shutter door to the front and wooden-framed windows to the side and the rear. Light. Consumer unit. Double power-point. Single power-point.

Outside
At the front boundary of the bungalow, the well-maintained hedging has an opening providing access for vehicles. The driveway runs along the side of the property down to the detached garage. There is off-road parking for multiple vehicles, with it being possible to park 3 vehicles or perhaps a caravan/motorhome behind gates. The front garden is laid to decorative stone, with established shrubs and bushes. Pedestrian gates provide access to the rear garden.

To the rear of the property is a pretty private garden, with a patch of lawn bordered by established shrubs, bushes and trees. An area of patio is covered by a metal framed structure with a poly-carbonate roof, providing the perfect place to enjoy the garden whilst sheltering from the afternoon sun. Security lighting makes it possible to enjoy the garden after dusk. The garden benefits from an outside WC, store and shed (details given below). Beyond the garden are farmland views.

Outside WC
5'8" x 3'0" (1.75m x 0.92m)
Light. Wooden-framed privacy window. Mid-level WC.

Store
6'9" x 3'0" (2.06m x 0.92)
Brick-built store with light.

Shed
9'4" x 7'3" (2.86m x 2.23m)
Window to the rear. Strip light. 2 x double power-points. Single power-point. Workbench.

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 but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, One Stop, Boots Pharmacy, Health Centre, Library, Electrical store, Dentists, Hairdressers and various eateries. 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 offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

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 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 understood to be installed at this property.

Central heating type - Gas central heating.

Mobile Phone Signal
EE - Variable in-home, good outdoor
02 - Good in-home and outdoor
Three - Variable in-home, good 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.