



Offers in the region of £270,000 Freehold



16 Colstan Gardens, Long Sutton, Lincolnshire, PE12 9FR

This 2-bedroom detached bungalow is offered with VACANT POSSESSION AND NO FORWARD CHAIN. Being tastefully decorated throughout and updated in recent years, its bound to appeal to those looking for somewhere to move in to, with nothing other than finishing touches needed. It really does offer the best of both worlds - a quiet retreat in a popular residential area, with the hustle and bustle of the community within easy reach.

Inside, off the welcoming entrance hall, is a cosy living room with a bay-style window and attractive fireplace. The contemporary kitchen/diner offers an abundance of storage and integrated appliances, whilst the separate utility room is equipped with plumbing for a washing machine. Off the utility room is a large conservatory; a wonderful space with a radiator meaning that garden views can be enjoyed year round. There is a modern shower room, and a convenient additional cloakroom. The king-size master bedroom has ample space for furniture, whilst the second double bedroom would serve perfectly for guests.

Outside, at the front boundary is established hedging with an opening for pedestrian access and a wide opening for vehicular access. There is a tarmac driveway providing parking for one vehicle, with a further area laid to stone providing space for an additional vehicle. Additional space is available in the integral garage which benefits from an electric door. The remainder of the front garden is laid to a combination of stone, a large bed suitable for planting or laying to lawn, as well as a raised flower bed. Pedestrian gates at each side of the bungalow provide access to the generous, fully enclosed rear garden. It is mostly laid to low-maintenance patio slabs with an area of artificial lawn and a large raised bed with some established shrubs, but with space to add additional planting to suit your taste. There is sloped access to the conservatory.

LONG SUTTON



Entrance Hall

Coved ceiling. Ceiling light pendant. Loft hatch. uPVC double-glazed privacy door to the side. Radiator. Double power-point. BT point. Thermostat. Doorbell chime. Carpet flooring.

Living Room

1473'1" x 13'8" (449m x 4.17m)

Coved ceiling. Ceiling light. uPVC double-glazed bay-style window to the front. 2 x wall lights. Coal-effect gas fire set on a marble hearth with a marble surround and a wooden mantle. Radiator. 3 x double power-points. Carpet flooring.

Kitchen/Diner

13'7" (max) x 12'9" (max) (4.15m (max) x 3.90m (max))

Coved ceiling. Strip light. uPVC double-glazed window to the rear conservatory. Fitted range of matching contemporary wall and base units comprising cupboards and drawers with a worktop over. Inset composite sink and drainer with a stainless steel mixer tap. 'Bosch' 4-burner gas hob with an integrated 'Zanussi' extractor over. Eye-level 'Neff' oven and grill. Integrated 'Zanussi' slimline dishwasher. Integrated 'Zanussi' undercounter fridge. Radiator. 3 x double power-points. Double power-point with dual USB ports. Single power-point. Additional points for appliances. Laminate flooring.

Utility Room

6'5" x 6'3" (1.96m x 1.91m)

Coved ceiling. Ceiling light. uPVC double-glazed privacy door to the rear conservatory. uPVC double-glazed window to the side. Fitted matching wall and base units with a worktop over. Inset butler sink with a stainless steel mixer tap. Space and plumbing for a washing machine and space for an additional appliance. Radiator. Double power-point and additional points for appliances. Laminate flooring.

Cloakroom

6'5" x 4'2" (1.96m x 1.29m)

Coved ceiling. Ceiling light. uPVC double-glazed privacy window to the side. 2-piece suite comprising of a low-level WC and a pedestal hand basin. Radiator. Extractor fan. Linoleum flooring. Additional storage cupboard measuring approximately 0.85m x 0.73m with fitted shelving and laminate flooring.

Conservatory

15'0" x 8'11" (4.59m x 2.73)

Part brick, part uPVC double-glazed construction with a polycarbonate roof. uPVC double-glazed door to the side. uPVC double-glazed french doors to the rear. 3 x wall lights. Radiator. Double power-point. Single power-point. TV point. Linoleum flooring.

Bedroom 1

12'2" x 12'0" (3.72m x 3.66m)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. 2 x double power-points. Carpet flooring.

Bedroom 2

10'3" x 9'7" (3.14m x 2.93m)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. 2 x double power-points. Carpet flooring.

Shower Room

9'1" x 6'8" (2.77m x 2.04m)

Coved ceiling. Ceiling light. uPVC double-glazed privacy window to the rear. 3-piece suite comprising of a mid-level WC, a pedestal hand basin with a wall-hung vanity cupboard over and a walk-in shower with a 'Bristan' mains-fed shower. Storage cupboard measuring approximately 0.93m 0.87m with an internal radiator, hanging space and shelving. Radiator. Extractor fan. Laminate flooring.

Garage

15'10" x 9'0" (4.83m x 2.75m)

Electric roller shutter door to the front. uPVC double-glazed privacy window to the side. Light. Wall-hung 'Ideal' gas-fired combi-boiler. Heating/hot water programmer. Consumer unit.

Outside

At the front boundary is established hedging with an opening for pedestrian access and a wide opening for vehicular access. There is a tarmac driveway providing parking for one vehicle, with a further area laid to stone providing space for an additional vehicle. The remainder of the front garden is laid to a combination of stone, a large bed suitable for planting or laying to lawn, as well as a raised flower bed. A wheelchair ramp leads to the side entrance door, with the benefit of outside lighting.

Pedestrian gates at each side of the bungalow provide access to the fully enclosed rear garden, which is mostly laid to low-maintenance patio slabs with an area of artificial lawn and a large raised bed with some established shrubs but with space to add additional planting to suit your taste. There is a benefit of an outside tap, as well as sloped access from the conservatory.

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 C. 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 - Good in-home and outdoor

02 - Variable in-home, good 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.

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 - 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.