



## Offers in the region of £180,000 Freehold



## 10 Garnsgate Road, Long Sutton, Lincolnshire, PE12 9BT

Perfectly positioned close to local amenities and popular schools, this delightful two-bedroom semi-detached home offers fantastic potential and a wonderful opportunity to step onto the property ladder.

Inside, you are welcomed by a bright and inviting living room creating a cosy space to unwind that flows through to a sun-filled conservatory, providing an ideal space for dining, entertaining, or simply enjoying views over the garden. The fully fitted kitchen/diner has a practical boot room and a convenient downstairs cloakroom off to add to the home's everyday functionality.

Upstairs, the property boasts two well-proportioned bedrooms and a modern 4-piece family bathroom with a bath and separate shower.

To the rear, the generous garden is laid to lawn and framed by mature trees, offering a fantastic outdoor space with endless potential — the perfect blank canvas to truly make your own. To the front, the property further benefits from a gravelled driveway providing off-road parking for 2 vehicles leading to a detached single garage.

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, Health Centre, Library, Frommengers, 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

## LONG SUTTON



**Living Room**

15'8" x 14'6" (max) (4.79 x 4.44 (max))  
Coved ceiling. Part uPVC part double-glazed front door. uPVC double-glazed window to front. uPVC double-glazed patio doors to conservatory. Stairs to first floor. Feature electric fire sat on marble heath with wooden surrond. 3 x wall lights. BT openreach socket. TV aerial. Power points. Radiator.

**Kitchen**

15'7" x 8'9" (max) (4.77 x 2.68 (max))  
uPVC double-glazed bay window to front. uPVC double-glazed window to rear. Matching wall and base units. Pantry-style storage cupboard. Tiled splashbacks. Stainless steel 1 1/2 bowl sink and drainer. Integrated 'Lamona' oven. 4-ring gas hob. Integrated washing machine. Space for tall fridge freezer. Power points. Radiator.

**Cloakroom**

3'11" x 2'4" (1.20 x 0.72)  
Wooden frame single-glazed window. Low-level WC. Tiled floor.

**Boot Room**

7'10" x 3'9" (2.40 x 1.15)  
Part brick, part uPVC double-glazed windows. uPVC double-glazed door to garden.

**Conservatory**

12'4" x 11'3" (max) (3.78 x 3.44 (max))  
Part brick, part uPVC double-glazed windows. uPVC double-glazed doors to garden. TV aerial sockets. Power points. Tiled floor.

**Landing**

5'10" x 5'1" (1.79 x 1.56)  
uPVC double-glazed window to rear. Loft access. Power point.

**Bedroom 1**

15'11" x 12'0" (max) (4.86 x 3.66 (max))  
uPVC double-glazed windows to front and rear. Cupboard storage. Power points. Radiator.

**Bedroom 2**

11'5"# x 8'4" (max) (3.5# x 2.55 (max))  
uPVC double-glazed window to front. Cupboard housing wall-hung gas boiler. uPVC double-glazed window to front. Power points. Radiator.

**Bathroom**

8'5" x 7'2" (2.58 x 2.19)  
uPVC double-glazed privacy window to rear. Shower cubicle with mains-fed shower. Panel bath with twin tap. Vanity hand basin. Low-level toilet. Fully tiled walls and floor.

**Garage**

Single detached garage. 'Up and over' garage door.

**Outside**

A generous, fully enclosed garden, laid predominantly to lawn with mature trees and bushes, featuring a patio area, garden shed, outdoor lighting, and an external tap.  
To the front of the property is a gravelled area designed for low-maintenance upkeep, providing off-road parking for multiple 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.

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

**Mobile Phone Signal**

EE - Good outdoor and in-home  
02 - Good outdoor  
Three - Good outdoor and in-home  
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.



**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.