



## LONG SUTTON

Offered with NO FORWARD CHAIN, a 2-bedroom detached bungalow. Whilst it would benefit from some modernisation, it is move-in ready and situated in a sought-after residential setting within close proximity to the town amenities.

Inside, the bungalow offers a spacious living room, a fitted kitchen with a sun room off (which could be utilised as dining space), a master bedroom with fitted wardrobes, a second double bedroom with a garden room off, and a shower room.

Outside, to the front of the property is a gravelled driveway providing off-road parking for 3 vehicles, with further space in the integrated garage. To the rear of the property is a fully enclosed garden. It is mostly laid to gravel, with a patio area extending from the sunroom with a brick-built raised planter. There is a bed ideal for planting shrubs, bushes or bedding plants, and 2 wooden storage sheds in which gardening equipment or outdoor furniture could be stored.

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, Ironmongers, 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 also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

## 10 York Ride, Long Sutton, Lincolnshire, PE12 9ET

Offers in the region of £190,000 Freehold





**Entrance Hall**

Coved and textured ceiling. Ceiling light. Loft hatch. uPVC double-glazed privacy door with matching uPVC double-glazed privacy side panel. Airing cupboard housing a hot water cylinder with shelving measuring approximately 0.74m x 0.59m. 3 x wall lights. Radiator. Double power-point. Single power-point. TV point. Thermostat. Door bell chime. Carpet flooring.

**Living Room**

15'7" x 11'8" (4.77m x 3.57m)  
Coved and textured ceiling. uPVC double-glazed window to the front. 3 x wall lights. Gas fire set in a brick surround on a marble hearth with a wooden mantle and coordinating TV stand and display shelf. 3 x double power-points. 3 x TV points. Carpet flooring.

**Kitchen**

11'8" x 9'5" (3.56m x 2.88m)  
Coved and textured ceiling. Strip light. uPVC double-glazed window to the rear. Fitted range of matching wall and base units comprising cupboards and drawers with a worktop over and a tiled splashback. 1 and 1/2 bowl sink and drainer with a stainless steel mixer tap. Under-counter space for 3 appliances. Space and gas supply for a freestanding cooker. Floor-standing 'Stelrad Mexico' boiler. 4 x double power-points. 2 x single power-points. Extractor fan. Heating/hot water programmer. Carpet tile flooring.

**Sunroom**

9'5" x 8'3" (2.89m x 2.54m)  
Coved and textured ceiling. Strip light. uPVC double-glazed sliding patio doors to the rear. uPVC double-glazed window to the side. Radiator. 3 x double power-points. Single power-point. TV point. BT point. Carpet tile flooring.

**Bedroom 1**

11'8" (max) x 11'5" (max) (3.58m (max) x 3.48m (max))  
Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the front. 2 x built-in wardrobes with mirrored sliding doors providing hanging space and shelving. 2 x wall lights. Radiator. 2 x double power-points. Single power-point. BT point. Carpet flooring.

**Bedroom 2**

10'9" x 9'9" (3.28m x 2.98m)  
Coved and textured ceiling. Ceiling light. Aluminim framed sliding patio doors to the rear garden room. Radiator. 2 x double power-points. Carpet flooring.

**Garden Room**

9'1" x 7'0" (2.78m x 2.14m)  
Part-brick, part uPVC double-glazed construction with a polycarbonate roof. uPVC double-glazed sliding patio doors to the side. uPVC double glazed window to the front and uPVC double-glazed window to the side. 2 x wall lights. Wall-mounted 'Dimplex' fan heater. 2 x wall-mounted tubular heaters. Double power-point. TV point. Carpet flooring.

**Shower Room**

6'9" x 5'4" (2.06m x 1.64m)  
Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy window to the rear. 3-piece suite comprising a low-level WC, a pedestal hand basin and a shower cubicle with a 'Mira' electric shower. Fully tiled walls. Wall-mounted mirror. Wall-mounted vanity cupboard. Tile flooring.

**Garage**

Electric roller shutter door. uPVC double-glazed window to the side. Light. 3 x double power-points. Consumer unit.

**Outside**

To the front of the property is a gravelled driveway providing off-road parking for 3 vehicles. A pedestrian gate provides access to the rear garden.

To the rear of the property is a fully enclosed garden. It is mostly laid to gravel, with a patio area extending from the sunroom with a brick-built raised planter. There is a bed ideal for planting shrubs, bushes or bedding plants, and 2 wooden storage sheds in which gardening equipment or outdoor furniture could be stored. The property benefits from outside lighting and 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.

**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 in-home and outdoor  
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.

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. and Saturday 9:00am to 2:00pm.

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.