



2 Bertie Close, Long Sutton, Lincolnshire, PE12 9FS

Offers in the region of £269,000 Freehold



Offered with NO FORWARD CHAIN, and found in a quiet cul-de-sac, this 3-bedroom detached bungalow is a must-see for anyone looking to make a home in a friendly residential area.

Internally, the bungalow boasts a generous living room with a bay-style window and a gas fire, a fully fitted kitchen with space for dining too, and a separate utility room with a cloakroom off. The conservatory offers garden and field views and so is the perfect space in which to relax or entertain. 2 of the 3 double bedrooms have furniture in-situ, making it easy to move in and unpack straight away. The wet room is convenient for anyone with mobility issues, or simply those who enjoy showering.

Externally, to the front of the bungalow is a lawned garden bordered by established shrubs and trees. The block-paved driveway provides off-road parking for 3 vehicles, with further space available in the detached garage. There is a security light. To the rear of the bungalow is a lawned garden with a central rotunda patio, as well as an additional patio area which extends from the conservatory. There is an area laid to gravel, ideal for standing potted plants, and a rose bed. The garden is fully enclosed with fencing and benefits from farmland views.

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 challenging Golf Course along with the Sir Peter Scott Walk.

LONG SUTTON

Porch
Ceiling light. uPVC privacy double-glazed French doors to the front. uPVC double-glazed privacy door with matching side panel to the entrance hall. Laminate flooring.

Entrance Hall
Coved, textured ceiling. 2 x ceiling light pendants. Hatch with fitted loft ladder providing access to the partially boarded loft. Smoke detector. Airing cupboard measuring approximately 0.98m x 0.79m housing a hot water cylinder with shelving. 2 x radiators. 2 x single power-points. 2 x BT points. Alarm control panel. Thermostat. Carbon Monoxide detector. Carpet flooring.

Living Room
16'9" x 11'10" (5.11m x 3.63m)
Coved, textured ceiling. Ceiling light. 2 x wall lights. Dual-aspect room with a uPVC double-glazed bay-style window to the front and a uPVC double-glazed window to the side. Coal-effect gas fire set on a marble hearth with a marble surround and a wooden mantle. 2 x radiators. Double power-point. 3 x single power-points. 2 x TV points. BT point. Carpet flooring.

Kitchen/Diner
12'7" x 11'11" (3.85m x 3.64m)
Coved, textured ceiling. Ceiling light. uPVC double-glazed window to the side. Wooden-framed window to the rear utility room. 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 stainless steel sink and drainer with a stainless steel mixer tap. 'Creda' eye-level oven and grill. 'Creda' 4-burner gas hob with 'Creda' extractor over. Freestanding 'Hotpoint' dishwasher. Wall-mounted 'Ideal' boiler. Double power-point. 3 x single power-points. Heating/hot water programmer. Carpet flooring.

Utility Room
7'5" x 6'9" (2.28m x 2.06m)
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed privacy door to the rear conservatory. uPVC double-glazed window to the rear conservatory. Extractor fan. 'Hotpoint' washing machine. Radiator. Wall-mounted storage cupboard. Double power-point. Single power-point. Carpet flooring.

Cloakroom
6'9" x 3'0" (2.08m x 0.93m)
Coved, textured ceiling. Ceiling light. uPVC double-glazed privacy window to the side. Low-level WC. Wall-mounted hand basin. Floor-standing water softener. Radiator. Shaving point. Carpet flooring.

Conservatory
13'1" x 9'9" (3.99m x 2.99m)
Part-brick, part uPVC double-glazed construction with uPVC double-glazed French doors to the rear and a polycarbonate roof. Wall light. 2 x double power-points. Single power-point. TV point. Laminate flooring.

Bedroom 1
12'3" (max) x 12'3" (max) (3.74m (max) x 3.74m (max))
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Fitted bedroom suite comprising of a wardrobe with sliding doors, a chest of drawers with an additional storage cupboard and 2 x matching bedside tables. Radiator. Double power-point. Single power-point. TV point. BT point. Carpet flooring.

Bedroom 2
12'3" (max) x 10'4" (3.74m (max) x 3.15m)
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Freestanding wardrobes providing hanging and shelving space. Matching chest of drawers and 2 x bedside tables. Radiator. 2 x double power-points. Carpet flooring.

Bedroom 3
10'5" x 9'3" (3.18m x 2.82m)
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. 2 x double power-points. Single power-point. Carpet flooring.

Wet Room
8'11" x 6'8" (2.72m x 2.04m)
Coved, textured ceiling. Ceiling light. uPVC double-glazed privacy window to the rear. Mid-level WC. Pedestal hand basin. Walk-in shower cubicle with wall-mounted, mains fed shower overhead. Radiator. Wall-mounted mirrored vanity cupboard. Shaving point. Wet room flooring.

Outside
To the front of the bungalow is a lawned garden bordered by established shrubs and trees. The block-paved driveway provides off-road parking for 3 vehicles, with further space available in the detached garage. There is a security light.

To the rear of the bungalow is a lawned garden with a central rotunda patio, as well as an additional patio area which extends from the conservatory. There is an area laid to gravel, ideal for standing potted plants, and a rose bed. The garden is fully enclosed with fencing and benefits from field views.

Detached Garage
Electric roller shutter door to the front. uPVC double-glazed window to the rear. Wooden glazed pedestrian door to the side. 2 x double power-points.

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 C. 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 - Good (outdoor only)
Vodafone - Good in-home and outdoor

Visit the Ofcom website for further information.

Broadband Coverage
Standard and 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.

Directions
From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359 for approximately 0.3 miles. Turn right onto Seagate Road. In 0.1 miles, turn right onto Colsuan Gardens. Take the second left onto Bertie Close. The bungalow is located on the right-hand side.

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.