



Offers in the region of £270,000 Freehold



6 Dunlin Drive, Long Sutton, Lincolnshire, PE12 9RR

This 2-bedroom detached bungalow, immaculately presented internally and externally, and tastefully decorated throughout, is bound to appeal to those looking for somewhere to move in with no updating necessary. 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/breakfast room offers an abundance of storage and a breakfast bar, whilst the separate utility room provides a home for appliances. There is a modern shower room, and a convenient additional cloakroom. The master bedroom boasts fitted wardrobes, whilst the guest bedroom has a sizeable conservatory off; a wonderful space with a radiator ensuring that garden views can be enjoyed year round.

Having definite kerb-appeal, to the front of the bungalow, is a low-maintenance garden laid to granite gravel with established shrubs scattered among it. The driveway provides parking for 2-3 vehicles, with further space in the integral single garage. To the rear of the property is a fully-enclosed, low-maintenance garden, laid mostly to a patio, ideal for positioning outside furniture on which to relax and entertain, with the remaining areas laid to granite gravel. There are established and well-maintained raised planters constructed from railway sleepers, between which is a garden arch with trellis.

This gorgeous bungalow needs to be seen to be appreciated.

LONG SUTTON

Entrance Hall

Coved and textured ceiling. Ceiling light. Loft hatch providing access to un-boarded loft with light. Smoke detector. uPVC double-glazed privacy door with a matching uPVC double-glazed privacy side panel to the side. Airing cupboard housing a hot water cylinder with shelving measuring approximately 0.83m x 0.78. Radiator. Single power-point. Heating thermostat. Carpet flooring with inset door matting.

Living Room

12'9" x 12'8" (3.89m x 3.87m)

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

Kitchen/Breakfast Room

14'0" (max) x 12'0" (max) (4.28m (max) x 3.66m (max))

Coved ceiling. Inset ceiling lights. uPVC double-glazed window to the rear. Fitted range of matching wall and base units comprising cupboards and drawers with a worktop over, with an area extending to a breakfast bar. Tiled splashback. 'Lamona' 4-burner gas hob. Composite sink and drainer with a stainless steel mixer tap. 'Bosch' eye-level oven and grill. Under unit lights. Radiator. 2 x double power-points. Double power-point with dual USB ports. Single power-point. Linoleum flooring.

Utility Room

6'5" x 5'10" (1.96m x 1.80m)

Coved and textured ceiling. Inset ceiling light. uPVC double-glazed window to the rear. uPVC double-glazed privacy door to the side. Under-counter space and plumbing for a washing machine. Under-counter space for 2 additional appliances. Radiator. Heating/hot water programmer. Double power-point plus additional points for appliances. Linoleum flooring.

Cloakroom

5'10" x 3'10" (1.78m x 1.18m)

Coved and textured ceiling. Inset ceiling light. uPVC double-glazed privacy window to the side. 2-piece suite comprising a low-level WC and a wall-mounted hand basin. Heated towel rail. Built-in storage cupboard with shelving measuring approximately 0.86m x 0.86m. Linoleum flooring.

Bedroom 1

11'8" x 10'8" (3.58m x 3.26m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the front. Fitted wardrobes with sliding doors providing hanging space, shelving and drawers. Radiator. 2 x double power-points. Single power-point. Carpet flooring

Bedroom 2

10'9" x 9'1" (3.28m x 2.78m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed sliding patio doors to the rear conservatory. Radiator. 3 x double power-points. Carpet flooring.

Conservatory

12'6" x 9'10" (3.82m x 3.01m)

uPVC double-glazed construction with a polycarbonate apex roof and uPVC double-glazed french doors to the side. Radiator. 3 x single power-points. Linoleum flooring.

Shower Room

8'4" (max) x 6'0" (max) (2.55m (max) x 1.85m (max))

Coved ceiling. Inset ceiling lights. uPVC double-glazed privacy window to the rear. 3-piece suite comprising a low-level WC, a wall-mounted hand basin and a walk-in shower enclosure with a mains-fed shower. Heated towel rail. Fully tiled walls and floor.

Garage

15'5" x 8'7" (4.71m x 2.64m)

Loft hatch providing access to the partially boarded loft with a fitted loft ladder. Electric roller shutter door to the front. uPVC double-glazed privacy door to the side. Wall-mounted consumer unit. Wall-mounted 'Worcester' gas-fired boiler. 2 x double power-points. 2 x single power-points. Tap.

Outside

To the front of the bungalow, is a low-maintenance garden laid to granite gravel with established shrubs scattered among them. A slabbed footpath leads to the main entrance door at the right of the bungalow. There is a storm porch and an outside light. The slabbed driveway provides parking for 2-3 vehicles, with a light ensuring the area is illuminated. A second slabbed footpath leads down the right side of the bungalow. Pedestrian gates at each side provide access to the rear garden.

To the rear of the property is a fully-enclosed, low maintenance garden, laid mostly to a patio, ideal for positioning outside furniture on which to relax and entertain, with the remaining areas laid to granite gravel. There are established and well-maintained raised planters constructed from railway sleepers, between which is a garden arch with trellis. A wooden storage shed provides storage space for tools/garden furniture. The garden further benefits from an outside light 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.

Local Area

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 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 C. 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.

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 outdoor and in-home

O2 - 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. 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.