

Geoffrey & Collings Co

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www.geoffreycollings.co.uk

Offers in the region of £180,000 Freehold



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

Calling all first-time buyers – With no forward chain, this property is not to be missed.

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

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

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 set on marble hearth with wooden surround. 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.





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REFERRAL FEE DISCLOSURE

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

REFERRAL SERVICE PROVIDERS:

Conveyancing

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.