

# LONG SUTTON

The small but busy Market Town of Long Sutton is located approximately 2 miles away and 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

Externally, the rear garden is fully enclosed and thoughtfully designed for low-maintenance living, featuring lawn and a patio area. The property is further enhanced by off-road parking for two vehicles.

The property boasts three well-appointed bedrooms, including a master bedroom with en-suite facilities, together with a family bathroom serving the remaining bedrooms. A double integral garage, accessed internally from the front porch, offers excellent versatility and presents an opportunity for conversion to a games room, home gym, or additional living space, subject to the necessary consents.

Occupying a desirable corner plot, this bungalow offers an exceptional degree of privacy while remaining conveniently close to the local town and amenities. The generously proportioned accommodation includes a fully fitted kitchen complemented by a separate utility room, and living room with doors opening into a light-filled conservatory, ideal for both relaxing and entertaining.

## 57 John Swains Way, Long Sutton, Lincolnshire, PE12 9DQ



**Offers in the region of £280,000 Freehold**



### Front Porch

7'1" x 5'6" (2.18 x 1.68)

Part double-glazed, part uPVC door to front with two matching side panels. uPVC door to hallway. Access to garage. uPVC double-glazed window to kitchen. Brick paved floor.

### Hallway

19'5" (max) x 15'3" (max) (5.94 (max) x 4.65 (max))

L-shaped hallway. Coved and textured ceiling. Access to 2 x shelved storage cupboards, one housing hot water cylinder. Loft access. BT Openreach socket. Powerpoints. Radiator.

### Kitchen

12'8" x 11'11" (3.88 x 3.64)

Coved and textured ceiling. uPVC double-glazed window to side. Matching wall and base units. Composite 1 1/2 bowl sink and drainer with mixer tap over. Integrated single oven and hob. Space and plumbing for tumble dryer. Power points. Radiator.

### Utility Room

8'2" x 6'11" (2.50 x 2.12)

Coved and textured ceiling. Part uPVC part double-glazed door to side with matching side panel. Wall and base units. Stainless steel sink and drainer. Space and plumbing for washing machine and dishwasher. Space for tall fridge freezer. Power points. Radiator.

### Living Room

19'9" x 12'9" (max) (6.04 x 3.89 (max))

Coved and textured ceiling. uPVC double-glazed doors to conservatory. uPVC double-glazed window to rear. Feature gas fire with marble hearth. 2 x wall lights. TV aerial socket. Power points. 2 x radiators.

### Conservatory

11'8" x 9'8" (3.58 x 2.97)

Part brick, part uPVC double-glazed windows. uPVC double-glazed doors from Living Room. uPVC double-glazed to garden. Power.

### Bedroom 1

11'8" x 10'2" (3.57 x 3.12)

Coved and textured ceiling. uPVC double-glazed window to rear. Power points. Radiator.

### En-Suite

6'2" x 5'10" (1.90 x 1.78)

Coved and textured ceiling. uPVC double-glazed privacy window to side. Corner shower unit with mains-fed dual-head shower. Wall-hung vanity basin with drawer storage. Low-level WC. Panelled walls. Shaver socket. Extractor fan. Heated towel rail.

### Bedroom 2

12'0" x 11'8" (3.67 x 3.57)

Coved and textured ceiling. uPVC double-glazed bay window to front. Power points. Radiator.

### Bedroom 3

10'4" x 8'6" (3.16 x 2.60)

Coved and textured ceiling. uPVC double-glazed window to front. Power points. Radiator.

### Bathroom

7'8" x 5'9" (2.36 x 1.77)

Coved and textured ceiling. uPVC double-glazed privacy glass window to side. Pedestal hand basin. Low-level WC. Panelled bath with twin taps. Part tiled walls. Shaver socket. Extractor fan. Radiator. Wet room style flooring.

### Garage

18'11" x 17'10" (5.78 x 5.44)

Double integral garage. 2 x electric roller garage doors. uPVC double-glazed window to side. Wall-hung 'Worcester' gas boiler. Power and lighting. Accessed internally from the front porch, offers excellent versatility and presents an opportunity for conversion to a games room, home gym, or additional living space, subject to the necessary consents.

### Outside

Fully enclosed, low-maintenance garden with a pathway wrapping around both sides of the bungalow, providing easy access. The rear garden is mainly laid to lawn with mature shrubs and bushes to the rear, along with a small patio area. Additional features include a wooden shed, outdoor tap, and external lighting.

To the front, there is off-road parking for two vehicles on a brick-paved driveway, with further parking available in the double garage.

### 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 D. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

### Energy Performance Certificate

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

### Mobile Phone Signal

EE - Good indoor and in home

O2 - Good outdoor

Three - Good outdoor

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.