

# Geoffrey & Collings Co

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**Offers in the region of £265,000 Freehold**



**8 Richard Busby Way, Lutton, Lincolnshire, PE12 9PT**

Welcome to this charming detached house located on Richard Busby Way in Lutton. This property sits in a delightful setting with easy access to local amenities and a peaceful neighbourhood, perfect for families. Upon entering, you are greeted by a warm and inviting atmosphere, ideal for entertaining guests or simply relaxing with your loved ones. This home comprises of a fitted kitchen, convenient utility room, downstairs cloakroom, living room with open fire and a conservatory. Upstairs are three well-proportioned bedrooms, providing ample space for a growing family or for those in need of a home office or guest room. The layout of the house is thoughtfully designed to cater to the needs of a contemporary lifestyle, offering both functionality and style. One of the standout features of this property is the parking provision, not only for two vehicles but also gated off-road parking for a caravan or motorhome. This added convenience ensures that parking will never be a concern for you or your guests.

Overall, this detached house on Richard Busby Way presents a wonderful opportunity for those seeking a comfortable and well-appointed home in a desirable location. Don't miss out on the chance to make this property your own and enjoy the benefits of living in such a lovely setting.

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

## **Local Area**

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 food store, Health Centre, Boots Pharmacy, Banks and Eateries. The market is held every Friday in Market Square. From Long Sutton there is a regular bus service throughout the day between the larger Market Towns of Spalding and Kings Lynn which is in Norfolk. Both towns are about 13 miles away and both have onward coach and rail links. There is also a bus service to the Market Town of Wisbech which is about 10 miles away

## **Hallway**

13'0" x 4'4" (3.98 x 1.34)

Coved and textured ceiling. Part uPVC, part double-glazed front door with matching side panel. Smoke alarm. Thermostat. Double power points. Telephone point. Quality wood effect flooring.

## **Kitchen/Breakfast Room**

12'5" x 10'5" (3.81 x 3.19)

Cove and textured ceiling. uPVC double-glazed window to front. Range of matching wall and base units with worktop over. Stainless steel 1 1/2 bowl sink with drainer and mixer tap. Eye level 'Butler' double oven. 'Butler' gas hob with extractor over. Integrated dishwasher. Tiled splashbacks. Double power points. Radiator. Tiled floor.

## **Utility Room**

9'1" x 5'4" (2.79 x 1.64)

Coved and textured ceiling. Part uPVC, part double-glazed door to garden. uPVC double-glazed window to rear. Wall hung 'Baxi' gas boiler. Undercounter space and plumbing for washing machine. Space for tumble dryer and tall fridge freezer. Thermostat. Radiator. Power points. Tiled floor.

## **Cloakroom**

5'8" x 2'5" (1.74 x 0.76)

Coved and textured ceiling. Wall-hung hand basin. Low-level WC. Extractor fan. Tiled floor.

## **Living Room**

17'9" x 11'8" (5.42 x 3.57)

Cove and textured ceiling. Double aspect uPVC double-glazed windows to front and side. Part uPVC part double-glazed patio doors to conservatory. Open fireplace with marble hearth and wooden surround. BT Openreach socket. Double power point. TV aerial socket. 2 x radiators.

## **Conservatory**

12'10" x 9'10" (3.93 x 3.02)

Part brick, part uPVC double-glazed windows. Perspex roof. uPVC double-glazed patio doors to garden. Double and single power points.

## **Landing**

12'5" x 7'10" (max) (3.80 x 2.41 (max))

Cove and textured ceiling. Access to cupboard housing hot water cylinder and shelf storage. Smoke alarm. Single power point.

## **Bedroom 1**

12'5" x 10'0" (3.81 x 3.06)

Coved and textured ceiling. uPVC double-glazed window to front. Built-in wardrobe. Double and single power points. Telephone point. Radiator.

## **Bedroom 2**

11'8" x 10'0" (3.57 x 3.07)

Coved and textured ceiling. Double aspect uPVC double-glazed windows to front and side. Double and single power points. Radiator.

## **Bedroom 3**

11'8" x 7'4" (3.57 x 2.26)

Coved and textured ceiling. uPVC double-glazed window to rear. Loft access. Double power points. Radiator.

## **Bathroom**

9'3" x 7'5" (2.84 x 2.27)

Coved and textured ceiling. uPVC double-glazed privacy window to rear. Panelled bath with twin taps. Shower cubicle with mains fed shower. Pedestal hand basin. Low-level WC. Part tiled walls. Extractor fan. Tiled floor. Radiator.

## **Garage**

18'8" x 9'8" (5.71 x 2.95)

Single detached garage. 'Up and over' garage door (width approx. 2.26m). Power and lighting.

## **Outside**

To the rear of the property is a fully enclosed, well-maintained garden. A patio offers the perfect spot for outdoor dining. Lawn decorated with various flower beds, shrubs and bushes. Wooden shed. Water but. Outdoor tap. Tall hand gate to rear and side giving access to parking spaces. Pedestrian door to garage.

To the front of the property is a manicured lawn, decorated with shrubs and bushes. Gated off-road hard standing parking for caravan, motorhome etc. This property benefits from two off-road parking spaces at the front and rear of the garage.

## Services and Further Information

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

Broadband and mobile phone coverage can be checked using the following link –

<https://www.ofcom.org.uk/phones-telecoms-and-internet/coverage>

This postcode is deemed as very low risk of surface water flooding and low risk of flooding from rivers and the sea. For further information please use the following links -

[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

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

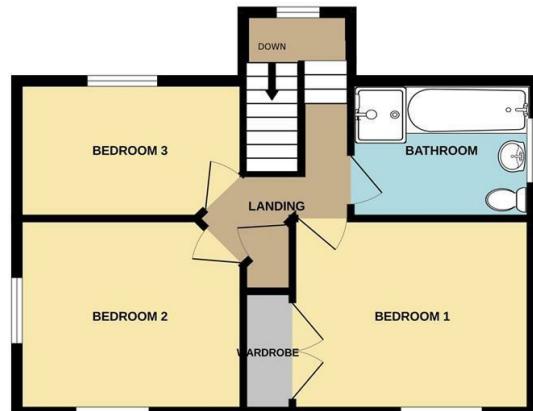
EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

## Directions

From our office in Long Sutton head east onto B1359 and turn right onto Lime Walk. Continue straight into Marriots Gate. Continue straight until you reach the T-junction. next to the Jolly Crispin Public House, turn right and opposite the church, turn right again into Richard Busby Way. Continue and the property can be located at the end.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.00pm and Saturday 9.00am to 1.00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT GEOFFREY COLLINGS & CO FOR A FREE MARKETING APPRAISAL.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.**