















Offers in the region of £150,000 Freehold



90 Seagate Road, Long Sutton, Lincolnshire, PE12 9AE

Offered with no forward chain, this 3-bedroom mid-terrace property situated with easy access to the A17, as well as the amenities of Long Sutton, is bound to appeal to first-time buyers looking for a property that is move-in ready, but with scope to put your own stamp on it.

Internally, the downstairs boasts a bright and airy dual-aspect living room with a contemporary electric fireplace, a kitchen with ample fitted units and space for a breakfast table too, plus a separate utility area, off which is the downstairs bathroom and separate cloakroom. Upstairs, off the landing, is space for a growing family with a king-size master bedroom with a built-in storage cupboard, a second double bedroom and a further large single bedroom.

With the heating system and combi-boiler upgraded in 2024, you can be sure that you'll be cosy all year round!

Outside, to the front of the property is a lawned garden, and unrestricted on-street parking is available. To the rear, is a fully enclosed lawned garden with a border for planting. A concrete slab that extends across the rear of the property is the ideal base for positioning outside furniture on. The garden also benefits from a garden room, which is a lovely spot in which to relax. A pedestrian gate takes you to the shared driveway, across which is a detached single garage and off-road parking for one vehicle. Behind the garage is a further area of lawn, with views of the farmland beyond.

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, Opticians, Library, Hardware Store, Appliance Store, Dentists, Hairdressers, Various Eateries and Shops. The market is held every Friday in Market Place. 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.

LONG SUTTON

Entrance Hall
3'9" x 3'4" (1.16m x 1.04m)
Ceiling light pendant. Wooden single-glazed privacy door to the front. Single power-point. Carpet flooring with carpeted stairs to the first floor.

Living Room
15'8" x 11'5" (4.80m x 3.49m)
Polystyrene tiled ceiling. Ceiling light. Dual-aspect room with aluminium-framed, single-glazed windows to the front and the rear. Freestanding electric fireplace with wooden mantle (still covered by guarantee for 18 months). Radiator. 2 x double power-points. 2 x single power-points. BT point. TV point. Smoke detector. Carbon monoxide detector. Carpet flooring.

Kitchen/Breakfast Room
10'10" (max) x 8'11" (max) (3.31m (max) x 2.73m (max))
Textured ceiling. Ceiling light. Aluminium-framed, single-glazed window to the front. Fitted range of matching wall and base units with a worktop over and a tiled splashback. Stainless steel sink and drainer with stainless steel twin taps. Freestanding 'Hotpoint' oven, grill and hob. Wall-hung 'Worcester' gas-fired combi-boiler. Radiator. Double power-point. 3 x single power-points. Thermostat. Linoleum flooring.

Utility Room
7'10" (max) x 6'10" (max) (2.41m (max) x 2.09m (max))
Textured ceiling. Ceiling light pendant. Wooden single-glazed privacy door to the rear. Aluminium-framed, single-glazed window to the rear. Under-stair storage cupboard measuring approximately 1.48m x 0.82m with shelving. Space and plumbing for a washing machine with stackable space and venting for a tumble dryer. Space for a fridge-freezer. Double power-point. Linoleum flooring.

Bathroom
5'6" x 4'5" (1.70m x 1.37m)
Textured ceiling. Ceiling light. Aluminium-framed, single-glazed privacy window to the rear. 2-piece suite comprising of a pedestal hand basin and a panelled bath with twin taps. Radiator. Carpet flooring.

Cloakroom
3'11" x 2'7" (1.20m x 0.81m)
Textured ceiling. Ceiling light. Aluminium-framed, single-glazed privacy window to the rear. Low-level WC. Linoleum flooring.

Landing
Textured ceiling. Ceiling light pendant. Loft hatch. Aluminium-framed, single-glazed window to the rear. Radiator. Single power-point. Carpet flooring.

Bedroom 1
15'11" x 9'1" (max) (4.87m x 2.77m (max))
Polystyrene tiled ceiling. Ceiling light pendant. Dual-aspect room, with aluminium-framed, single-glazed windows to the front and the rear. Storage cupboard measuring approximately 2.07m x 0.79m with shelving. Radiator. Double power-point. Single power-point. BT point. Carpet flooring.

Bedroom 2
8'10" x 8'5" (min) (2.70m x 2.57m (min))
Polystyrene tiled ceiling. Ceiling light pendant. Aluminium-framed, single-glazed window to the front. Radiator. 2 x single power-points. Carpet flooring.

Bedroom 3
8'7" x 7'3" (2.63m x 2.21m)
Textured ceiling. Ceiling light pendant. Aluminium-framed, single-glazed window to the rear. Radiator. Single power-point. Carpet flooring.

Outside
To the front of the property, is a lawned garden with a shared footpath branching to the front entrance door. There is un-restricted on-street parking available.

To the rear of the property, is a fully enclosed lawned garden with a border for planting. A concrete slab that extends across the rear of the property is the ideal base for positioning outside furniture on. The garden benefits from a garden building (detailed below), which is a lovely spot in which to relax and enjoy a cup of tea with a book.

Across the shared access driveway is the detached single garage in front of which is hardstanding for one vehicle. To the sides and rear of the garage is a further area of lawn with field views.

Garden Room
10'1" x 7'10" (3.08m x 2.41m)
Wooden construction with wooden french doors to the front and perspex windows to the front and sides.

Garage
15'10" x 8'9" (4.85m x 2.69m)
Concrete construction with an apex corrugated metal roof and an up and over door.

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 A. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate
EPC Rating D. 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. A new upgraded heating system and boiler was installed in November 2024, and so a guarantee is in place until November 2034.

Mobile Phone Signal
EE - Good in-home and outdoor
02 - Good in-home and outdoor
Three - Good outdoor
Vodafone - Good in-home and outdoor

Visit the Ofcom website for further information.

Broadband Coverage
Standard and Superfast 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.