Offers in the region of £215,000 Freehold

8 St. Marys Gardens, Long Sutton, Lincolnshire, PE12 9DU

Offered with NO FORWARD CHAIN, this 2-bedroom detached bungalow really could give you the perfect mix of calm and convenience. It is situated in a quiet and friendly residential location, but is less than half a mile from the centre of town and its amenities.

Off the welcoming entrance hall, the bungalow boasts nicely proportioned accommodation throughout. There is a comfortable living room, a kitchen/diner with additional storage space in the walk-in pantry, plus a light-filled sun room. The king-sized master bedroom and second generous double bedroom provide space to retreat to at the end of the day. A fully tiled shower room serves the bungalow.

Outside, to the front of the property is a gravelled driveway providing off-road parking for 3 vehicles, with a further space in the attached garage if desired. There is a lawned garden, with a decorative stone border with an inset established bush and shrub. Pedestrian gates at each side of the bungalow provide access to the rear garden. The fully enclosed rear garden is mostly laid to lawn, with an area of patio. There are some borders for planting, with an area of mature shrubs and bushes.

Whilst move-in ready, there is some opportunity for internal redecoration and modernisation, or perhaps external landcaping. If you're looking for somewhere you can really make your own, and your creative juices are already flowing, be sure to contact us to arrange a viewing!

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 King's Lynn and Spalding are both approximately 13 miles away and have ongoincoach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive.

LONG SUTTON

Porch
Open-fronted porch with light and tile flooring.

Entrance Hall
Coved and textured ceiling. Ceiling light pendant. Loft hatch. Smoke detector. uPVC double-glazed privacy door with matching uPVC double-glazed privacy side panels to the front. Storage cupboard measuring approximately 0.96m x 0.47m with shelving. Radiator. Thermostat. Single power-point. Doorbell chime. Carpet flooring.

Living Room
15'10" x 11'11" (max) (4.83m x 3.64m (max))
Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. 2 x double power-points. Single power-point. BT point. TV point. Carpet flooring.

Kitchen/Diner
11'10" x 9'10" (3.63m x 3.02m)
Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the rear. uPVC double-glazed privacy door to the side sun room. Fitted range of base units comprising cupboards and drawers with a worktop over and a tiled splashback. Inset stainless steel sink and drainer with a chrome mixer tap. Matching wall unit. 'Whirlpool' ceramic hob with a stainless steel splashback and a stainless steel extractor over. 'Candy' oven and grill. Undercounter 'Indesit' washing machine. Space for a tall fridge-freezer. Wall-mounted 'Glow worm' gas-fired combi boiler. Radiator. Double power-point. 2 x single power-points. Additional points for appliances. Linoleum flooring.

Pantry
5'1" x 2'11" (1.55m x 0.89m)
Ceiling light. Shelving. Linoleum flooring.

Sun Room
8'11" x 7'1" (2.73m x 2.17m)
Ceiling light pendant. uPVC double-glazed privacy door to the rear. uPVC double-glazed windows to the rear. uPVC double-glazed privacy windows to the side. Single power-point. Linoleum flooring.

Lobby
4'1" x 2'10" (1.27m x 0.88m)

Bedroom 1
11'11" x 11'11" (3.64m x 3.64m)
Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. 2 x single power-points. Carpet flooring.

Bedroom 2
10'11" x 9'10" (3.34m x 3.02m)
Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. 2 x single power-points. Carpet flooring.

Shower Room
6'10" x 5'4" (2.09m x 1.64m)
Textured ceiling. Ceiling light. uPVC double-glazed privacy window to the rear. 3-piece suite comprising a low-level WC, a pedestal hand basin with a chrome mixer tap and a corner shower cubicle with a mains-fed shower. Radiator. Fully-tiled walls. Linoleum flooring.

Garage
16'4" x 9'0" (4.98m x 2.76m)
Strip light. Up and over door to the front. uPVC double-glazed privacy window to the side. Consumer unit. 2 x single power-points.

Outside
To the front of the property is a gravelled driveway providing off-road parking for 3 vehicles, with a further space in the integral garage if desired. There is a lawned garden, with a decorative stone border with an inset established bush and shrub.

Pedestrian gates at each side of the bungalow provide access to the rear garden.

The fully enclosed rear garden is mostly laid to lawn, with an area of patio. There are some borders for planting, with an area of mature shrubs and bushes. There is the benefit of 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.

Council Tax
Council Tax Band B. 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.

Mobile Phone Signal
EE - Variable in-home, good outdoor
02 - 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 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.

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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.