



LONG SUTTON

The small but busy Market Town of Long Sutton is approximately 2 miles away. It 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.

Outside, to the front of the property is a gravelled driveway providing off-road parking for multiple vehicles. To the rear of the property is a fully enclosed and low-maintenance garden, laid mostly to patio slabs with established beds of shrubs and bushes adding a splash of colour. There is ample space on which to position outdoor furniture, from which you can enjoy views of a neighbouring paddock at the rear or the garden.

Upstairs, the property boasts two large double bedrooms, both being flooded with light through their 2 windows. The family bathroom benefits from a shower over the bath.

Through the convenient entrance porch is a spacious living room boasting a log-burning stove. The fitted kitchen offers ample storage and a range-style cooker making catering for residents and guests a delight. An opening from the kitchen leads to the former garage, which has been converted to a dual-aspect dining room with french doors opening onto the garden - an ideal entertaining space.

A generously proportioned 2-bedroom link-detached house on a popular residential street in the quiet village of Lutton, offered with NO FORWARD CHAIN and perfect for first-time buyers looking for a property that is move-in ready with potential to put your stamp on it over time.

61 Lowgate, Lutton, Lincolnshire, PE12 9HP



Offers in the region of £199,950 Freehold

Porch

3'10" x 3'8" (1.19m x 1.12m)
Coved and textured ceiling. Ceiling light. uPVC door with matching uPVC double-glazed privacy side panel to the front. Consumer unit. BT point. Laminate flooring.

Living Room

15'8" x 15'0" (4.80m x 4.59m)
Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the front. 2 x wall lights. Log-burning stove set on a tiled hearth with tiled surround and a wooden mantle over. 2 x double power-points. Single power-point. Carpet flooring with carpeted stairs to the first floor.

Kitchen

14'11" x 10'10" (4.57m x 3.31m)
Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy door to the rear. uPVC double-glazed window to the rear. Fitted range of matching wall and base units with a worktop over and clad splashbacks. Stainless steel sink and drainer with a stainless steel mixer tap. Freestanding 'Belling' range-style cooker with a 7-burner gas hob and an extractor over. Under-stair storage cupboard measuring approximately 1.04m x 0.90m with shelving and a double power-point. Wall-mounted 'Worcester' gas-fired combi boiler. Radiator. 3 x double power-points. 2 x single power-points. TV point. Tile flooring.

Dining Room

16'1" x 8'0" (4.92m x 2.44m)
Coved and textured ceiling. 2 x ceiling lights. Loft hatch. uPVC double-glazed window to the front. uPVC double-glazed french doors to the rear. Radiator. 4 x double power-points. 2 x TV points. BT point. Carpet flooring.

Landing

Coved and textured ceiling. Ceiling light pendant. Loft hatch. Airing cupboard measuring approximately 0.81m x 0.71m. Single power-point. Carpet flooring.

Bedroom 1

15'0" x 11'6" (4.59m x 3.53m)
Coved and textured ceiling. Ceiling light pendant. 2 x uPVC double-glazed windows to the front. Radiator. 2 x double power-points. Single power-point. TV point. BT point. Carpet flooring.

Bedroom 2

15'0" x 7'6" (4.59m x 2.31m)
Coved and textured ceiling. Ceiling light pendant. 2 x uPVC double-glazed windows to the rear. Radiator. Double power-point. Single power-point. Carpet flooring.

Bathroom

8'1" (max) x 7'1" (2.48m (max) x 2.18m)
Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy window to the side. 3-piece suite comprising a low-level WC, a pedestal hand basin and a panelled bath with a stainless steel mixer with a wall-mounted shower head attachment and a bi-fold shower screen over. Heated towel rail. LVT flooring.

Outside

To the front of the property is a gravelled driveway providing off-road parking for multiple vehicles, with pretty flower bed adding to the kerb appeal. A pedestrian gate at the side of the property provides access to the rear garden.

To the rear of the property is a fully enclosed and low-maintenance garden, laid mostly to patio slabs with established beds of shrubs and bushes adding a splash of colour. There is ample space on which to position outdoor furniture, from which you can enjoy views of a neighbouring paddock at the rear or the garden. The garden benefits from a wooden storage shed, as well as outside lighting and 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 C. 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 - Good outdoor
02 - Variable outdoor
Three - Variable outdoor
Vodafone - Variable 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.

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.