

# LONG SUTTON

The village of Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The small but busy Market Town of Long Sutton is located approximately 2 miles away and has a good range of amenities including. 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. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

To the front, the property benefits from a private driveway providing off-road parking for two to three vehicles, in addition to a single link-detached garage offering further parking or valuable storage.

Externally, the rear garden is a particular highlight, fully enclosed and beautifully maintained. Providing a tranquil and private haven, perfect for relaxation and gardening enthusiasts alike. The manicured lawn is complemented by decorative, well-established flower beds, while a charming stepping-stone pathway leads to a terris-enclosed patio area, offering a serene space to unwind, surrounded by planting and a greenhouse.

The property offers a generous principal bedroom complete with fitted wardrobes, alongside a well-proportioned second bedroom. A family bathroom serves both bedrooms.

The accommodation is thoughtfully arranged and comprises a fitted kitchen and a spacious, light-filled living room featuring patio doors that open directly onto the rear garden, creating an effortless flow between indoor and outdoor living.

Beautifully presented 2-bedroom semi-detached bungalow, ideally positioned within a sought-after residential location.

## 3 Stanley Drive, Sutton Bridge, Lincolnshire, PE12 9XQ

Offers in the region of £185,000 Freehold



### Hallway

12'3" (max) x 6'11" (max) (3.74 (max) x 2.12 (max))

L-shaped hallway. Part uPVC part double-glazed door to front with matching side panel. Access to airing cupboard housing 'Worcester' wall-hung gas boiler. Loft access. Radiator. Power points.

### Kitchen

11'1" x 8'6" (3.38 x 2.60)

Coved and textured ceiling. uPVC double-glazed window to rear. Matching and wall base units. Composite sink with drainer and mixer tap over. Tiled splashbacks. Space for freestanding electric oven and tall fridge freezer. Wall-hung electric heater. TV aerial socket. Power points.

### Living Room

16'5" x 10'5" (max) (5.011 x 3.18 (max))

Coved and textured ceiling. uPVC patio doors to garden. Feature electric fire sat on marble hearth with wood surround. 2 x wall lights. Telephone point. Power points. Radiator.

### Bedroom 1

13'1" (to wardrobes) x 10'4" (4.00 (to wardrobes) x 3.17)

Coved and textured ceiling. uPVC double-glazed window to front. Built-in wardrobes. TV aerial socket. Power points. Radiator.

### Bedroom 2

8'7" x 7'11" (2.64 x 2.42)

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

### Garage

9'10" x 9'3" (3.02 x 2.83)

Single, linked-detached garage. Electric roller door. Single-glazed, wooden door to garden. Power and lighting.

### Outside

To the rear lies a fully enclosed, beautifully maintained garden offering a tranquil and private retreat, ideal for gardening enthusiasts. The well-manicured lawn is framed by decorative flower beds, creating a peaceful and picturesque setting. A charming stepping-stone pathway leads to the rear of the garden, where a trellis-enclosed patio area provides a serene space to relax, surrounded by established flower beds and a greenhouse.

### Bathroom

7'3" x 5'6" (2.23 x 1.70)

Coved and textured ceiling. uPVC double-glazed celestory privacy window to side. Vanity hand basin. Low-level WC. Step in double shower cubicle with electric 'Triton' shower. Shaver socket. Heated towel rail.

### 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 the council tax, please contact South Holland District Council Tel. 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 - Good outdoor

O2 - Good outdoor

Three - Variable 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.



**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.