



## Offers in the region of £170,000 Freehold



## 49 London Road, Long Sutton, Lincolnshire, PE12 9ED

AN IDEAL FIRST-TIME BUY! A neatly presented 2-bedroom semi-detached cottage, situated in a prime location, within walking distance of local amenities.

Downstairs, the property comprises a cosy living room, a kitchen/breakfast room with a convenient separate utility/boot room, as well as a family bathroom with a shower over the bath. Upstairs, you will find the light-and-bright master bedroom, a further good-sized single bedroom, and a cloakroom.

Outside, to the front of the property is a gravelled driveway, providing off-road parking for 1 vehicle. A pedestrian gate provides access to the generous rear garden. The garden is mostly laid to lawn, with a footpath leading to a wooden storage shed, beyond which are field views. There is a large patio on which to position outdoor furniture. The garden boasts a super-sized wooden cabin equipped with power, lighting, and wall-hung heaters, so could be utilised as an office space, play room or hobby room for example.

If you think this property offers what you are looking for, 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, 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. The smaller nearby town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

## LONG SUTTON



**Living Room**

10'11" x 12'9" (3.33m x 3.89m)  
Coved and textured ceiling. uPVC door to the front. uPVC double-glazed window to the front. Fire place. Power-points. 2 x radiators. Wood-effect laminate flooring.

**Kitchen/Breakfast Room**

8'11" x 9'5" (2.73m x 2.89m)  
Coved ceiling. Inset ceiling lights. uPVC double-glazed window to the Utility/Boot Room. Wall and base units with worktop over. Stainless steel 1 and 1/2 bowl sink and drainer with mixer tap. 'Beko' oven and gas hob with extractor fan over. Integrated fridge-freezer. Space for 1 x under-counter appliance. Power-points. Radiator. Tile flooring. Stairs to first floor.

**Hallway**

5'4" x 3'6" (1.64m x 1.07m)  
uPVC double-glazed door to the Utility/Boot Room. uPVC double-glazed window to the Utility/Boot Room. Access to storage cupboard (0.83 x 0.72 with double power-point). Access to cupboard housing 'Glow-worm' gas boiler and storage. Radiator. Wood-effect laminate flooring.

**Downstairs Bathroom**

6'9" x 5'8" (2.06m x 1.74m)  
uPVC double-glazed privacy window to the rear. 3-piece suite comprising a low-level WC, a pedestal hand basin and a panelled bath with a mixer tap with a shower over. Part-tiled walls. Radiator. LVT flooring.

**Utility/Boot Room**

13'11" x 6'0" (max) (4.25m x 1.83m (max))  
Polycarbonate roof. Solid uPVC window panels to the side. uPVC double-glazed door to the garden. Space and plumbing for a washing machine. Power points. LVT flooring.

**Bedroom 1**

10'11" x 12'11" (max) (3.33m x 3.94m (max))  
Double-aspect room with uPVC double-glazed windows to the front and the side. Power-points. 2 x radiators. Wood-effect laminate flooring.

**Bedroom 2**

8'9" x 7'1" (2.68m x 2.18m)  
uPVC double-glazed window to the rear. Power-points. Radiator. Wood-effect laminate flooring.

**Upstairs WC**

5'11" x 2'7" (1.81m x 0.79m)  
Sloped ceiling. Inset ceiling lights. Wall-mounted hand basin. Low-level WC. Extractor fan.

**Outside**

To the front of the property is a gravelled driveway, providing off-road parking for 1 vehicle. A pedestrian gate provides access to the rear garden. The garden is mostly laid to lawn, with a footpath leading to a wooden storage shed, beyond which are field views. There is a large patio on which to position outdoor furniture. The garden boasts a super-sized wooden cabin (details below), and benefits from an outdoor tap and lighting.

**Cabin**

17'6" x 13'8" (5.34m x 4.17m)  
With power, lighting, and 2 x wall-mounted electric heaters. Partially laid wood-effect laminate flooring, with more flooring ready to lay.

**Agents Notes**

Please note that right-of-way is granted to the adjoining property, allowing access via the side gate, across the patio, and through the connecting gate.

**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.

**Mobile Phone Signal**

EE - Variable in-home, good outdoor  
02 - Variable in-home, good outdoor  
Three - Variable in-home, good outdoor  
Vodafone - Variable in-home, 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.

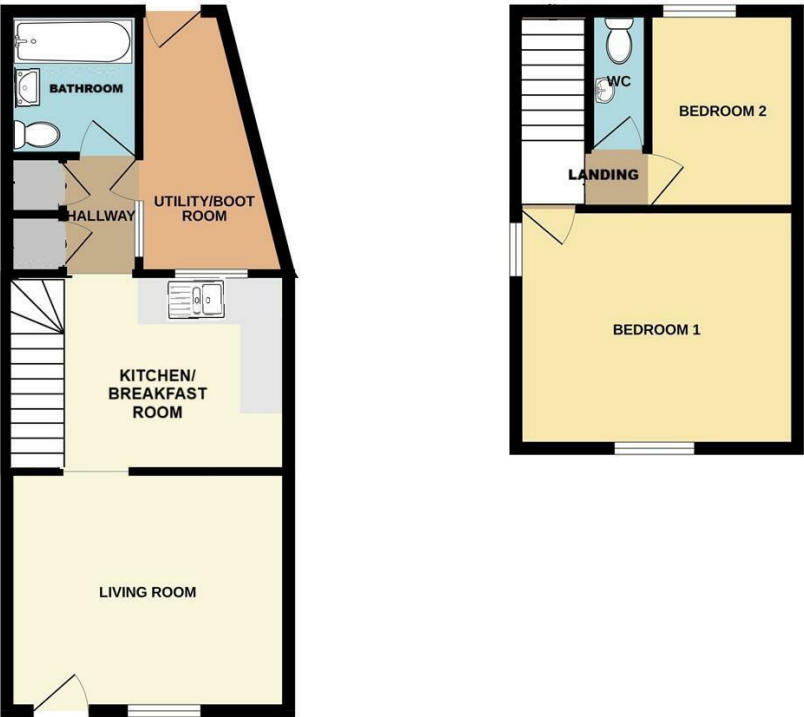
**Flood Risk**

This postcode is deemed as a medium 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.



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 misstatement. The 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.  
Made with Metagix (2023)

**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.