

Geoffrey & Collings Co

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Offers in the region of £249,500 Freehold



66 Wrights Lane, Sutton Bridge, Lincolnshire, PE12 9RH

Don't be fooled by the exterior! This surprisingly spacious 2/3-bedroom link-detached bungalow is situated on a quiet cul-de-sac in a friendly residential area in the village of Sutton Bridge.

The bungalow is tastefully decorated throughout and boasts generous accommodation comprising of a living room almost 20ft in length, a fitted kitchen with a designated dining area with space to seat all of the family, and a contemporary shower room, as well as a separate cloakroom. There is a king-size master bedroom and a 2nd double bedroom. The 3rd single bedroom could make a perfect study/craft room if preferred, with a conservatory off it being a quiet place in which to unwind.

Outside, to the front of the bungalow is a block paved driveway providing parking for 3 vehicles, and a pretty area of garden, with established shrubs and bushes. Further space is available in the integral single garage, which currently doubles as a utility room with a convenient pedestrian door to the rear. The fully enclosed rear garden is laid to lawn, with stoned borders with established planting. There is a wooden summer house which provides a peaceful spot in which to enjoy the garden, and a wooden shed for storing gardening essentials.

Offered with NO FORWARD CHAIN, contact us to arrange a viewing and avoid disappointment.

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.

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

Entrance Hall

6'3" x 4'9" (1.92m x 1.46m)

Coved ceiling. Ceiling light pendant. uPVC door with double-glazed, leaded privacy windows and a uPVC double-glazed privacy side panel to the front. Single power-point. BT point. Tile flooring.

Cloakroom

4'9" x 3'9" (1.46m x 1.16m)

Coved ceiling. Ceiling light. Vanity unit housing a low-level WC. Wall-mounted hand basin. Fully-tiled walls. Heated towel rail. Heating/hot water programmer. Tile flooring.

Living Room

19'10" x 12'4" (6.06m x 3.76m)

Coved, textured ceiling. 2 x ceiling lights. uPVC double-glazed window to the front. 2 x wall lights. Coal-effect gas fire with a marble surround on a marble hearth with a wooden mantle. 2 x radiators. 5 x double power-points. TV point. Laminate flooring.

Kitchen/Diner

19'10" x 10'0" (6.06m x 3.06m)

Coved, textured ceiling. Inset lights to kitchen area and ceiling light to dining area. Dual-aspect room with uPVC double-glazed windows to the front and the side, and a uPVC double-glazed privacy door to the side. Fitted range of matching wall and base units comprising cupboards and drawers with a worktop over and a tiled splashback. Inset 1 and 1/2 bowl ceramic sink and drainer with a stainless steel pot washer tap. Freestanding 'Hotpoint' cooker with an extractor over. 'Siemens' dishwasher. 'Liebherr' tall fridge-freezer. Radiator. 3 x double power-points. 2 x single power-points. Consumer unit housed in a wall-mounted cupboard. Tile flooring to kitchen area and laminate flooring to dining area.

Lobby

8'5" (max) x 6'11" (max) (2.58m (max) x 2.11m (max))

Coved, textured ceiling. Ceiling light pendant. Loft hatch. Smoke detector. Airing cupboard measuring approximately 1.17m x 0.64m housing a hot water cylinder with shelving.

Shower Room

8'3" x 5'8" (2.53m x 1.73m)

Coved ceiling. Ceiling light. uPVC double-glazed privacy window to the side. Vanity unit with storage cupboards housing a hand basin and a low-level WC. Shower cubicle with a mains-fed, dual-headed shower. Fully-tiled walls. Heated towel rail. Wall-mounted mirrored vanity cupboard. Tile flooring.

Bedroom 1

12'4" x 11'8" (3.76m x 3.58m)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. Double power-point. Single power-point. BT point. Carpet flooring.

Bedroom 2

11'8" x 10'0" (3.58m x 3.06m)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. 2 x single power-points. Carpet flooring.

Bedroom 3

9'1" x 8'4" (2.78m x 2.56m)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed sliding patio doors to the side conservatory. Radiator. 2 x single power-points. Laminate flooring.

Conservatory

14'4" x 10'2" (4.37m x 3.12m)

Part-brick, part-uPVC double-glazed construction with uPVC double-glazed doors to the front and the rear. Wall-mounted strip light. Radiator. 3 x double power-points. TV point. BT point. Tile flooring.

Garage

16'0" x 13'9" (max) 8'5" (min) (4.89m x 4.21m (max) 2.58m (min))

Coved, textured ceiling. Strip light. Loft hatch. Electric roller shutter door to the front. uPVC double-glazed door and uPVC double-glazed window to the rear. BRAND NEW wall-mounted 'Glow worm' gas-fired boiler. 2 x double power-points. Single power-point. Washing machine. Fridge/Freezer.

Outside

To the front of the bungalow is a block paved driveway providing parking for 3 vehicles, and a pretty area of garden, with established shrubs and bushes. There is an outside light, and a pedestrian gate provides access to the rear of the bungalow.

The fully enclosed rear garden is laid to lawn, with stoned borders with established planting. There is a wooden summer house which provides a peaceful spot in which to enjoy the garden. A water butt collects rain water to help reduce watering costs.

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.

Agents Note

Grant of probate is required prior to completion of a sale of the property.

Council Tax

Council Tax Band C. 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

Outside - EE is Likely over Voice and Data. Three is Likely over Voice and Limited over Data. O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data

Inside - EE is limited over Voice and Data. Three is not available over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Visit the Ofcom website for further information.

Broadband Coverage

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.

Directions

From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359 for approximately 3 miles. Turn left onto New Road, and then take the 4th left onto Wrights Lane. Take the 2nd left to stay on Wrights Lane and follow the road around to the left where the bungalow is located on the left-hand side.

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 - 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.





17 Blacktriars Street
King's Lynn
Norfolk
PE30 1NN

7b Hunstanton Road
Dersingham
Norfolk
PE31 6HH

50 Marshland Street
Terrington St Clement
Norfolk
PE34 4NE

13 High Street
Long Sutton
Lincolnshire
PE12 9DB

Email: property@geoffreycollings.co.uk

REFERRAL FEE DISCLOSURE

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

REFERRAL SERVICE PROVIDERS:

Conveyancing

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.