

## Offers in the region of £280,000 Freehold



### 99 New Road, Sutton Bridge, Lincolnshire, PE12 9QA

Unlock the potential of this exceptionally spacious 3-bedroom detached bungalow, offered with no forward chain and vacant possession.

This well-proportioned home features a generous kitchen and living room, a separate utility room, and three double bedrooms. Bedroom 1 benefits from its own en-suite, while a well-appointed family bathroom serves the remaining two bedrooms.

The property enjoys a fully enclosed garden with stunning open field views, providing a peaceful backdrop and a great sense of privacy. A spacious patio area is perfect for outdoor dining and entertaining, with the remainder of the garden laid to gravel for easy upkeep.

To the front, a brick-paved driveway offers ample parking for multiple vehicles. and leads to a detached single garage.

With field views, generous living space, and the chance to personalise throughout, this is a fantastic opportunity in a desirable location.

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.

**Hallway**

12'7" x 5'4" (max) (3.85 x 1.63 (max) )

Front porch (1.32 x 0.94) into L-shaped hallway. Coved and textured ceiling. Loft access. fire alarm. Access to storage cupboard. Telephone point. 2 x single power points. Radiator.

**Kitchen/Diner**

17'3" x 11'9" (5.26 x 3.59)

Coved and textured ceiling. uPVC double-glazed double aspect windows to side and rear. Matching wall and base units. Stainless steel 1 1/2 bowl sink with mixer tap. 'Airston' gas hob with extractor oven. 'Airston' eye-level oven and grill. Under-counter space for fridge. TV point. 2 x double power points. 1 x single PowerPoint. Radiator.

**Utility Room**

7'5" x 6'2" (2.27 x 1.89)

Coved and textured ceiling. uPVC double-glazed door to garden. uPVC double-glazed window to garden. Base units with worktop over. Under-counter space and plumbing for washing machine. Wall hung 'Valliant' boiler. Access to garage. 1 x single power point. Radiator.

**Living Room**

17'3" x 12'0" (5.26 x 3.67)

Coved and textured ceiling. uPVC double-glazed sliding patio doors to garden. Gas fire with wooden surround. 2 x double power points. 1 x single power point. Radiator.

**Bedroom 1**

13'10" x 12'1" (4.22 x 3.69)

Coved and textured ceiling. uPVC double-glazed window to front. TV point. 2 x single power point.

**En-Suite**

5'11" (to shower cubicle) x 3'10" (1.82 (to shower cubicle) x 1.19)

Coved and textured ceiling. uPVC double-glazed privacy glass window to side. Pedestal basin. Shower cubicle with mains-fed shower. Low-level WC. Radiator.

**Bedroom 2**

12'7" x 11'8" (3.86 x 3.57)

Coved and textured ceiling. uPVC double-glazed window to front. 2 x single power points. Radiator.

**Bedroom 3**

12'8" x 8'5" (3.87 x 2.57)

Coved and textured ceiling. uPVC double-glazed clerestory windows to side. Radiator.

**Bathroom**

8'0" x 7'4" (2.46 x 2.25)

Coved and textured ceiling. uPVC privacy glass window to side. Fully tiled walls. Vanity basin. Corner bath with twin taps. Low-level WC. Radiator.

**Garage**

18'4" x 8'9" (5.59 x 2.69)

Single attached garage. Electric garage door. Worktop and shelving. Power and lighting.

**Outdoors**

Fully enclosed garden with stunning open field views. A spacious patio area provides an ideal spot for outdoor dining and entertaining, while the rest of the garden is laid to gravel for easy maintenance. Additional features include a wooden shed for storage, a water butt, and outdoor lighting.

To the front of the property a generous block-paved driveway, offering parking spaces for multiple vehicles.

**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.

**Energy Performance Certificate**

EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

**Council Tax**

Council Tax Band D. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

**Services**

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

**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 further information please use the following links -

[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

**Mobile Phone Signal**

EE - Good (outdoor only)

O2 - Good (outdoor only)

Three - Variable (outdoor only)

Vodafone - Good (outdoor only)

Visit the Ofcom website for further information.

**Broadband Coverage**

Standard and Superfast and Ultrafast broadband is available.

Visit the Ofcom website for further information.

**Directions**

From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359 for 0.6 miles, and continue onto Bridge Road. In 2.5 miles, turn left onto New Road and follow the road for approximately 0.5 miles. 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 5:30pm. 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](mailto: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.**