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Offers in the region of £260,000 Freehold



53 Woodlands, Long Sutton, Lincolnshire, PE12 9LY

An exciting opportunity to acquire a deceptively spacious 3-bedroom detached bungalow, in a friendly, sought-after residential area of Long Sutton. Located a short walk from the local park and within easy reach of the town centre and its amenities, this property is offered with no forward chain.

Whilst neatly presented and move-in ready, the bungalow offers scope for re-modelling should the buyer wish. Off the welcoming entrance hall, the property boasts generous accommodation, currently comprising a bright and airy living room, a fitted kitchen/breakfast room with under-counter space for appliances and a rear porch off, and a shower room. There is a super-king size master bedroom with a utility room and wet room off, plus two further well-proportioned double bedrooms, one of which offers fitted wardrobes.

Externally, to the front boundary of the property is wrought-iron railings, behind which is a lawned garden with established borders. An opening at the boundary leads to an area of hardstanding, which provides off-road parking for 2 vehicles. Further parking is available in the integral garage with its electric roller shutter door.

To the rear of the property is a good-sized, private and not overlooked garden, fully enclosed with fencing. The garden is laid to a combination of patio with decorative rotundas, ideal for positioning an outside table and chairs, an area of lawn, and established but cared-for beds of shrubs, bushes and trees. The fish pond adds extra interest and a relaxing ambience with the sound of the water filtering. The garden further benefits from a wooden storage shed and a greenhouse.

This bungalow really must be viewed to be appreciated! Contact us to arrange a convenient appointment.

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

Porch

4'11" x 3'2" (1.50m x 0.97m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy door with matching uPVC double-glazed privacy side panel to the front. Tile flooring.

Entrance Hall

Coved and textured ceiling. Light pendant. Loft hatch. Smoke detector. Wooden-framed, privacy-glazed door with matching side panels to the front porch. Airing cupboard measuring approximately 1.73m x 0.83m housing a gas-fired 'Worcester' combi-boiler with a light and radiator. Radiator. Heating/hot water programmer. Double power-point. BT point. Doorbell chime. Linoleum flooring.

Living Room

14'6" x 13'4" (4.44m x 4.08m)

Coved ceiling. Ceiling light pendant. uPVC double-glazed bay-style window to the front. 4 x wall lights. Log-effect gas fire set on a marble hearth with a brick surround and a wooden mantle over. Radiator. 4 x double power-points. Single power-point. TV point. Carpet flooring.

Kitchen/Breakfast Room

11'8" x 10'8" (3.56m x 3.27m)

Coved and textured ceiling. Strip light. Wooden-framed, double-glazed window to the rear porch. Fitted range of matching wall and base units with a worktop over and a tiled splashback. Stainless steel sink and drainer with a stainless steel mixer tap. Freestanding 'Cannon' oven and grill with a 4-burner gas hob and a stainless steel extractor over. Space and plumbing for a dishwasher. Undercounter space for a fridge and a freezer. Radiator. 3 x double power-points. 2 x single power-points. Tile flooring.

Rear Porch

8'11" x 3'1" (2.72m x 0.96m)

Part-brick, part uPVC double-glazed construction with a uPVC double-glazed door to the rear and uPVC double-glazed windows to the rear and the sides. Double power-point. Linoleum flooring.

Shower Room

6'7" x 5'4" (2.03m x 1.64m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy window to the side. 3-piece suite comprising a mid-level WC, a pedestal hand basin, and a corner shower cubicle with a mains-fed shower. Radiator. Fully-tiled walls. Linoleum tile flooring.

Bedroom 1

15'3" (max) x 11'9" (min) (4.67m (max) x 3.59m (min))

Coved and textured ceiling. Inset ceiling lights. uPVC double-glazed window to the rear. Fitted wardrobes providing hanging space and shelving. Radiator. 4 x double power-points. Single power-point. TV point. Carpet flooring.

Utility Room

8'6" x 5'5" (2.61m x 1.66m)

Textured ceiling. Strip light. Loft hatch. uPVC double-glazed privacy window to the side. Wall-mounted cupboard and shelving. Space and plumbing for a washing machine. Space for a tumble dryer. Radiator. 2 x double power-points. Wet room flooring.

Wet Room

9'3" x 8'6" (2.82m x 2.60m)

Textured ceiling. Inset ceiling lights. uPVC door to the rear. uPVC double-glazed privacy window to the rear. 3-piece suite comprising a high-level WC, a wall-mounted hand basin and a shower cubicle with a mains-fed shower. Radiator. 'Glen' electric heater. Wet room flooring.

Bedroom 2

11'2" (max) x 9'9" (3.42m (max) x 2.99m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed bay-style window to the front. Fitted wardrobes providing hanging space and shelving. Radiator. 3 x double power-points. Single power-point. BT point. Carpet flooring.

Bedroom 3

11'8" x 8'2" (3.57m x 2.50m)

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

Garage

13'2" x 8'9" (4.03m x 2.67m)

Textured ceiling. Strip light. Electric roller shutter door to the front. Consumer unit. Double power-point.

Outside

To the front boundary of the property is wrought-iron railings, with an opening to an area of hardstanding providing off-road parking for 2 vehicles. There is a lawned garden with established flower beds. A footpath with shallow steps lead to the front porch. The rear garden can be accessed via pedestrian gates at both sides of the bungalow.

To the rear of the property is a good-sized, cared for garden. It is fully enclosed with fencing at the rear and sides. The garden is laid to a combination of patio with decorative rotundas, an area of lawn, and established beds of shrubs, bushes and trees. The fish pond adds extra interest and a relaxing ambience with the sound of the water filtering. The garden further benefits from a wooden storage shed and a greenhouse, as well as two outside taps, two outside power-points and lighting.

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.

Local Area

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, Appliance 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.

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 TBC. 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 in-home and outdoor

02 - Variable in-home, good outdoor

Three - Good outdoor only

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 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.





17 Blacktrials Street
King's Lynn
Norfolk
PE30 1NN

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Dersingham
Norfolk
PE31 6HH

50 Marshland Street
Terrington St Clement
Norfolk
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13 High Street
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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;

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REFERRAL SERVICE PROVIDERS:

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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.