Geoffrey & Collings Co
Estate Agents
Chartered
Surveyors
Auctioneers

Independent Estate Agents Since 1965

King's Lynn 01553 774566 Dersingham 01485 500222
Terrington St Clement 01553 828012 Long Sutton 01406 362098

www.geoffreycollings.co.uk

Offers in the region of £270,000 Freehold



5 Masterdyke, Sutton St. James, Lincolnshire, PE12 0JE

Set on an impressive 0.4-acre plot and nestled on the outskirts of the charming village of Sutton St. James, this substantial detached bungalow offers a unique opportunity for those seeking a project to create their dream home. The property boasts three spacious bedrooms and two bathrooms, making it ideal for families, those considering multi-generational living, or simply those looking for extra space.

The bungalow features a spacious kitchen, a utility room, a generous living room, a conservatory and a larger sun room. Additionally, the property includes outbuildings including a double garage, sheds and kennels, providing ample potential for various uses, whether for storage, hobbies, or accommodating pets.

While the bungalow is in need of full refurbishment, it presents a canvas for buyers to design and personalise to their taste. The picturesque surroundings offer delightful field views, enhancing the tranquil atmosphere of this popular village location.

With its potential and prime setting, this property is a rare find in the market. Don't miss the chance to transform this bungalow into a stunning residence in a lovely community.

Sutton St James is a small village, offering local amenities including butchers, public house, post office, shop and primary school. The small but busy Market Town of Long Sutton is approximately 4 miles away and has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Opticians, Library, Ironmongers, Electrical 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 17 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.

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

Entrance Hall
With an airing cupboard measuring approximately 1.45m x 0.75m

Kitchen
15'9" (max) x 14'11" (max) (4.81m (max) x 4.56m (max))

Living Room
15'10" x 11'6" (max) (4.83m x 3.53m (max))

Sun Room
18'2" x 10'5" (5.54m x 3.20m)

Conservatory
9'9" x 7'9" (2.99m x 2.38m)

Bathroom
9'7" x 6'2" (2.93m x 1.89m)

Bedroom
13'6" x 9'7" (4.13m x 2.94m)

Bedroom
3.57m x 3.04m

Bedroom
11'8" x 10'11" (3.58m x 3.33m)

Shower Room
15'0" x 3'6" (4.59m x 1.09m)

Utility Room
8'4" x 7'11" (2.56m x 2.42m)

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

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

Central heating type - Oil central heating

Mobile Phone Signal
Mobile phone signal can be checked using the following links –

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

https://www.signalchecker.co.uk/

Broadband Coverage
Broadband coverage can be checked using the following link –

https://checker.ofcom.org.uk/en-gb/broadband-coverage

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

www.gov.uk/request-flooding-history

Directions
From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and turn left onto Bull Lane. Continue onto Trafalgar Square/B1390. At the roundabout, take the second exit onto Cowpers Gate/B1390 and follow the road around to the right onto St James Road/B1390. In 2.9 miles, turn left onto Jarvis Gate and then left onto Drawdyke. Turn right onto Masterdyke where the bungalow is located on the right-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

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.