

Offers in the region of £425,000 Freehold



3 Maytree Drive, Long Sutton, Lincolnshire, PE12 9FY

With VACANT POSSESSION - An immaculately presented and updated 3-bedroom detached bungalow, located in an exclusive, quiet cul-de-sac, backing directly onto Cinder Ash Park and just 0.5 miles from local amenities.

The bungalow boasts spacious accommodation throughout, comprising a generous living room with French doors opening onto the garden, a contemporary fitted kitchen/diner with integrated appliances and a separate utility room with an office area off, ideal for someone who works from home or likes to have a dedicated space in which to keep on top of life admin. The super-sized master bedroom has a designated dressing area and boasts a contemporary shower room off, whilst the second king-size bedroom and third double bedroom are serviced by the family bathroom with its 4-piece suite.

Externally, the front of the property is laid to lawn with a block-paved driveway providing off-road parking for 3 cars, and further space for parking or storage in the detached single garage. The well-maintained rear garden is enclosed by fencing and hedging, and is laid to lawn with a native tree and established beds of shrubs. A large patio extends from the living room, with a smaller patio providing a further base for outdoor furniture. A pedestrian gate provides access directly into the park, and so will appeal to dog owners or those with visiting children with lots of energy to burn, or simply providing a shortcut to town.

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, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. 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 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

Coved ceiling. 3 x ceiling light pendants. Loft hatch providing access to the loft which has lighting. Smoke detector. uPVC double-glazed door to the front with a feature brick arched storm porch over. 2 x uPVC double-glazed windows to the front. Built-in storage cupboard. 2 x radiators. 3 x double power points. BT point. Alarm control panel. Door chime. Thermostat. Carpet flooring.

Living Room

24'7" x 12'4" (7.51 x 3.77)

Coved ceiling. Ceiling light. uPVC double-glazed window to the front. uPVC double-glazed French doors to the rear. 2 x wall lights. Coal-effect electric fire with a marble hearth, surround and mantle. 2 x radiators. 3 x double power-points. TV point. Carpet flooring.

Kitchen/Diner

16'11" x 12'0" (5.17 x 3.66)

Coved ceiling. Inset ceiling lights. uPVC double-glazed window to the rear. 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. 'Neff' eye-level double oven. 'Neff' induction hob with an extractor over. Integrated fridge and freezer. Integrated dishwasher. 6 x double power-points and additional points for appliances. Radiator. TV point. Tiled floor.

Utility Room

8'8" x 6'6" (2.66 x 2.0)

Coved ceiling. Inset ceiling lighting. Wall-mounted gas-fired combi boiler. Space and plumbing for a washing machine. Space for a tumble dryer. Space for an American-style fridge-freezer. Radiator. 2 x double power-points. Tiled floor.

Office

8'8" x 7'6" (2.65 x 2.29)

Coved ceiling. Inset ceiling lights. Loft hatch. uPVC double-glazed door to the rear. 2 x uPVC double-glazed windows to the rear and the side. Radiator. 2 x double power-points. Tiled floor.

Bedroom 1

22'0" x 11'10" (6.72 x 3.62)

Coved ceiling. Inset ceiling lights. uPVC double-glazed window to the side. uPVC double-glazed French doors to the rear. Radiator. 4 x double power-points. TV point. Partly carpeted, with wood-effect laminate flooring to the dressing area.

En-Suite Shower Room

10'6" x 8'8" (3.22 x 2.65)

Coved ceiling. Inset ceiling lighting. uPVC double-glazed window to the side. Fully-tiled walls with integrated alcove shelving and large mirror. Low-level WC. 2 x wall-mounted hand basins with stainless steel mixer taps. Walk-in shower with a glass partition and a mains-fed, dual-headed shower. Heated towel radiator. Wet-room flooring.

Bedroom 2

11'9" x 11'9" (3.60 x 3.60)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. 2 x double power-points. Wood-style laminate flooring.

Bedroom 3

11'9" max x 11'6" max (3.60 max x 3.52 max)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. 2 x double power-points. Wood-effect laminate flooring.

Bathroom

11'5" max x 8'9" max (3.49 max x 2.67 max)

Coved ceiling. 4-piece suite comprising a low-level WC. a vanity hand basin, a panelled bath with a mixer tap with a shower head attachment and a double shower cubicle with a mains-fed shower and sliding door. Shelved storage cupboard. 2 x extractor fans. Radiator. Heated towel rail. Part-tiled walls.

Detached Single Garage

17'10" x 11'4" (5.46 x 3.46)

Up and over door. uPVC double-glazed window to the side. uPVC double-glazed door to the side. Power and lighting.

Outside

The front of the property is laid to lawn with a block-paved footpath. A block-paved driveway provides off-road parking for 3 cars, and leads to the detached single garage. There are low-maintenance decorative stone borders. The front of the bungalow benefits from outside lighting, and wooden pedestrian gates to each side provide access to the rear garden.

The well-maintained rear garden is enclosed by fencing and hedging, and is laid to lawn with a native tree and 2 x established beds of shrubs. A large patio extends from the living room, with a smaller patio providing a further base for outdoor furniture. The rear garden benefits from outside lighting, an outside tap and power-points. A pedestrian gate provides access directly into Cinder Ash Park, and so will appeal to dog owners or those with visiting children with lots of energy to burn, or simply provides a bit of a shortcut to town.

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 E. Please contact South Holland District Council for more information on the Council Tax (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

EE - Good outdoor, variable in-home

O2 - Good outdoor

Three - Good outdoor

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.

Directions

From our office head east, past the Spar Convenience Store and just before The Ship Pub, turn left into Roman Bank. Follow for approximately 1/4 mile. Maytree Drive is located on the left just before the junction with Park Road and Little London. As you enter the cul-de-sac the property is on the right at the bottom.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT US FOR A FREE MARKETING APPRAISAL.





17 Blackfriars 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.