

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 £190,000 Freehold



74 Woodlands, Long Sutton, Lincolnshire, PE12 9LZ

An exciting opportunity to modernise this 2-bedroom detached bungalow, ideally located in a quiet cul-de-sac within a sought-after residential area of Woodlands, Long Sutton.

The property offers spacious accommodation with plenty of potential, comprising a generous living room, fitted kitchen, leading to a separate utility room with a large storage cupboard and pantry. There are two well-proportioned double bedrooms and bathroom. This bungalow provides a fantastic canvas for renovation.

To the rear, the garden offers a peaceful, private outlook, backing onto the local park. It is mostly laid to lawn with decorative roses and mature shrubs.

The front garden is designed for low-effort upkeep, mainly laid to gravel. A gravel driveway provides off-road parking for two vehicles and leads to an integral single garage.

Located just a 1-minute walk from the local park and within easy reach of the town centre and its amenities, this property is offered with vacant possession and no forward chain — ideal for buyers looking to create their own space.

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, 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 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.

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

Hallway

17'3" (max) x 4'10" (5.26 (max) x 1.48)

Coved and textured ceiling. Loft access. Fire alarm. Part uPVC, part double-glazed front door with matching side panel. Access to airing cupboard. Radiator.. Power points.

Living Room

15'8" x 11'8" (4.78 x 3.57)

Coved and textured ceiling. uPVC double-glazed window to front. Gas fire with wooden surround. Power points. Radiator.

Kitchen

11'7" x 9'4" (3.55 x 2.86)

Coved and textured ceiling. uPVC double-glazed window to rear. Wall and base units. Stainless sink with double drainers and twin taps. 'Homark' oven and hob with extractor over. Space for 2 x under-counter appliances. Power points.

Utility Room

9'1" x 6'2" (2.79 x 1.89)

Coved and textured ceiling. part uPVC part double-glazed door to side. uPVC double-glazed window to rear. Work top with space and plumbing for washing machine and space of under-counter appliance. Access to large storage cupboard (1.20 x 0.87) and pantry (1.48 x 0.87) with electric and space for small chest freezer.

Bedroom 1

11'8" x 11'4" (3.57 x 3.47)

Coved and textured ceiling. uPVC double-glazed window to front. Power points. Radiator.

Bedroom 2

10'8" x 9'8" (3.27 x 2.97)

Coved and textured ceiling. uPVC double-glazed window to rear. Power points. Radiator.

Bathroom

9'8" x 5'4" (2.97 x 1.64)

Coved and textured ceiling. uPVC double-glazed privacy glass window to rear. Shower cubicle with 'Mira' electric shower. Pedestal hand basin. Low-level WC. Shaver socket. Radiator.

Single Integral Garage

15'4" x 8'8" (4.69 x 2.66)

'Up and over' garage door. Wooden single-glazed window to side. Power and lighting.

Outdoor

To the rear, there is a good-sized garden laid to lawn, featuring a generous patio area decorated with roses and mature shrubs — a peaceful space to enjoy. Wooden shed. Outdoor tap. Outdoor light. To the front, a low-maintenance front garden, laid to gravel with small lawn. A gravel driveway provides off-road parking for two 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.

Council Tax

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

Energy Performance Certificate

EPC Rating D. 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 and in-home

02 - 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.

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 our Geoffrey Collings & Co Long Sutton office, head south-east on High St/B1359. Turn left onto Roman Bank. Turn left onto Woodlands.

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 5.30pm and Saturday 9.00am to 1.00pm.





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.