

# Geoffrey & Collings Co

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**Offers in the region of £275,000 Freehold**



**44 Railway Lane North, Sutton Bridge, Lincolnshire, PE12 9UY**

Step into this bright, airy, and spacious home — a modern detached bungalow built in the early 2000s, offering a superb layout and generous living accommodation throughout.

The heart of the home is a large, fully fitted modern kitchen, complete with ample storage and workspace, leading into a practical utility room. The living room is warm and inviting, featuring a HETAS-compliant log burner for those cosy evenings in. A separate dining room enjoys views over the rear garden, with a sunroom providing the perfect space to relax and unwind.

There are three generous bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

To the rear, the property boasts a fully enclosed garden, mainly laid to lawn and complemented by a variety of mature, decorative shrubs and bushes. A patio area provides the perfect spot for outdoor dining, with the option to include a catio if desired.

Located to the rear is a large workshop—ideal for additional storage or hobby use.

To the front, a large gravel driveway provides ample off-road parking for multiple vehicles, including space for a caravan or motorhome. A single garage offering further space completes the package.

Additional benefits include owned solar panels, providing energy efficiency and long-term savings.

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

**Front Hallway**

12'5" x 3'10" (3.81 x 1.19)

Coved ceiling. Part uPVC part double-glazed door to front. Wall-hung shoe and coat storage. Radiator.

**Kitchen**

19'0" x 9'8" (5.81 x 2.96)

Coved ceiling. Inset ceiling lights. uPVC double-glazed window to side. Base units with worktop over. Pantry-style storage cupboards. Composite 1 1/2 bowl sink and drainer with mixer tap over and extendable hose attachment. Gas hob with extractor over. Eye-level 'Neff Slide & Hide' double oven. Integrated dishwasher. Space for American-style fridge freezer. Power points. Vertical radiator.

**Living Room**

14'6" x 11'7" (4.44 x 3.55)

Coved ceiling. 2 x wall lights. Feature log burner (HETAS compliant and recently swept). Power points. Radiator.

**Dining Room**

11'7" x 11'5" (3.55 x 3.49)

Coved ceiling. uPVC double-glazed to side. uPVC double-glazed bi-fold doors to patio. Radiator.

**Sun Room**

11'5" x 10'2" (3.49 x 3.11)

uPVC double-glazed glass roof. Part uPVC part double-glazed door to patio. Power points. Vertical radiator.

**Utility Room**

9'8" x 5'6" (2.97 x 1.69)

Coved ceiling. Inset ceiling lights. Loft access. Wooden double-glazed door to side. Base units with worktop over. Stainless steel sink and drainer with mixer tap over. Undercounter space and plumbing for washing machine and tumble dryer. Pantry-style storage cupboards. Fully serviced 'Worcester' wall-hung boiler. Vertical radiator.

**Inner Hallway**

18'11" x 3'2" (5.79 x 0.99)

Coved ceiling. Access to airing cupboard. Power points.

**Bedroom 1**

14'3" x 11'8" (4.35 x 3.56)

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

**En-Suite**

7'10" x 3'10" (2.40 x 1.18)

Coved ceiling. uPVC double-glazed privacy glass window to side. Pedestal hand basin. Low-level WC. Shower cubicle with mains fed, dual-head shower. Part tiled walls. Extractor fan. Radiator.

**Bedroom 2**

11'10" x 9'9" (3.62 x 2.98)

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

**Bedroom 3 / Study**

10'0" x 7'10" (3.05 x 2.41)

Coved ceiling. uPVC double-glazed window to side. Storage shelving units. Power points. Radiator.

**Bathroom**

8'3" x 6'4" (2.53 x 1.95)

Coved ceiling. uPVC double-glazed privacy window to side. Vanity unit housing hand basin and WC. Double shower cubicle with mains fed dual-head shower. Towel rail. Radiator.

**Single Garage**

22'10" x 16'6" (6.98 x 5.04)

Swing-out garage doors to both the front and rear, cleverly designed to allow vehicular access through to the workshop. Power. Lighting. Outdoor tap.

**Workshop**

22'10" x 16'6" (6.98 x 5.04)

Roller garage door. Power. Lighting.

**Outside**

To the rear, the property benefits from a fully enclosed garden, mainly laid to lawn and complemented by a range of decorative mature shrubs and bushes. There is a patio area, with the option to include a catio if desired.

Supersized wood store with an additional smaller wood store located to the side of the property. Metal shed is also included, along with a further room to the rear of the workshop, offering extra space for storage or other uses.

**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 C. For more information on Council Tax, please contact South Holland District Council on 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

## Mobile Phone Signal

EE - Good outdoor

02 - Good outdoor

Three - Variable 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 low risk of surface water flooding and a low risk of flooding from rivers and the sea.





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## **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.**