

LONG SUTTON

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 other outlets. 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 challenge Golf Course along with the Sir Peter Scott Walk.

Please note that whilst the property is of non-standard construction, incorporating a steel frame with brick surround, there are several who may consider it mortgagable.

To the front, a low-maintenance gravel garden complements a gravel driveway providing off-road parking for multiple vehicles, with further parking and storage available in the single detached garage.

To the rear is a garden laid mainly to lawn and bordered by mature trees and hedging, providing a pleasant and private outdoor space. Within the garden is a useful hobby shed with power and lighting, ideal for use as a craft room, garden studio, or workspace.

Offered for sale with no forward chain, this two-bedroom detached bungalow enjoys a semi-rural location while remaining close to local amenities, making it ideal for those seeking convenience, single-storey living. The property features a generous lounge, a fully fitted kitchen, and two double bedrooms served by the family bathroom.



82 Dames Gate, Long Sutton, Lincolnshire, PE12 9LG



Offers in the region of £155,000 Freehold



Hallway

Part uPVC part double-glazed door to front. Loft access. 2 x cupboards, one housing hot water cylinder. Power points. Radiator.

Living Room

13'1" x 16'0" (4.01m x 4.89m)

uPVC double-glazed window to front. TV aerial socket. Radiator power points.

Kitchen

11'6" x 10'9" (3.53m x 3.30m)

uPVC double-glazed double aspect windows to side and rear. Part uPVC part double-glazed door to side. Range of wall and base units with worktop over. Single bowl stainless steel sink. Eye-level 'Newworld' integrated electric oven and grill. 4-ring electric hob. Space for fridge freezer. Space and plumbing for washing machine and tumble dryer. Freestanding oil boiler.

Bedroom 1

12'9" x 10'7" (3.91m x 3.23m)

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

Bedroom 2

11'10" x 10'7" (3.63m x 3.23m)

uPVC double-glazed window to rear. Power points. Radiator.

Bathroom

6'9" x 7'6" (2.06m x 2.29m)

uPVC double-glazed twin aspect windows to rear. Shower cubicle with electric shower. Pedestal hand basin. Low-level WC. Wall-hung electric heater. Tiled floor.

Single Detached Garage

15'8" x 8'7" (4.80m x 2.64m)

'Up and over' garage door. Lighting and power.

Hobby Shed

11'4" x 10'5" (3.47 x 3.20)

Wooden shed. Power and lighting.

Outside

To the front of the property is a low-maintenance gravel garden, with off-road parking for multiple vehicles and additional space provided by the single detached garage. To the rear is an enclosed garden featuring mature trees and hedging, mainly laid to lawn with a patio area. Outdoor tap and lighting.

Agent's Note

Whilst the property is of non-standard construction, incorporating a steel frame with brick construction, there are several lenders who may deem the property mortgageable.

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 F. 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 - Oil central heating.

Mobile Phone Signal

EE - Good outdoor

02 - Good outdoor

Three - Poor to none outdoor

Vodafone - Variable outdoor

Visit the Ofcom website for further information.

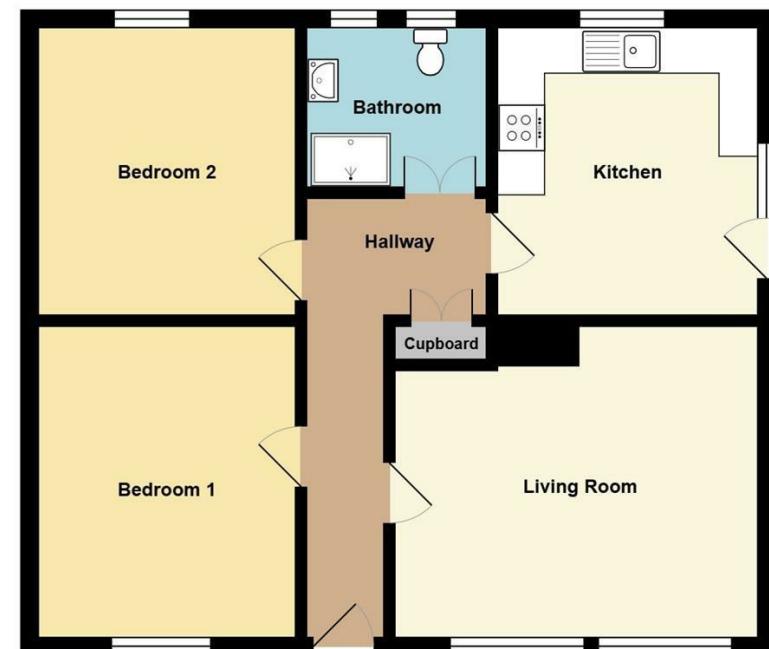
Broadband Coverage

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.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.