



Offers in the region of £249,500 Freehold



31 Midsummer Gardens, Long Sutton, Lincolnshire, PE12 9GF

Situated on a generous corner plot in a sought-after location, this two-bedroom bungalow offers fantastic potential and is ready to be made into a home.

Inside, the property features a good-sized kitchen and a generous living room with a charming feature bay window. A bright conservatory provides a lovely space to enjoy the outdoors year-round. Both bedrooms are well-proportioned and are served by a practical wet room.

To the rear, the bungalow enjoys a fully enclosed, low-maintenance garden, mainly laid to gravel with attractive patio areas and a selection of decorative shrubs. The garden also includes a greenhouse and two tall gates for easy access and added security.

The property further benefits from off-road parking on a gravel driveway, with additional space available in the single detached garage.

Offered with vacant possession and no forward chain.

Do not miss out - arrange your viewing today!

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 also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

LONG SUTTON

Front Porch

8'2" x 3'7" (2.51 x 1.11)
uPVC double-glazed porch with matching door to front. Lighting. Power points. Tiled floor.

Hallway

15'10" x 3'8" (4.85 x 1.14)
Coved and textured ceiling. uPVC double-glazed door to front porch. Loft access. Access to airing cupboard housing hot water cylinder. Point point. Telephone socket. Radiator.

Kitchen

14'2" x 9'8" (4.32 x 2.95)
Coved and textured ceiling. Part uPVC part double-glazed door to conservatory. uPVC double-glazed window to conservatory. Wall and base units. Ceramic 1 1/2 bowl sink and drainer with mixer tap over. Tiled splashbacks. 'Whirlpool' gas hob. 'Whirlpool' single oven. Undercourt space for 3 x appliances. Wall-hung 'Glow-worm' gas boiler. Power points. Radiator.

Living Room

15'10" x 14'0" (4.85 x 4.27)
Coved and textured ceiling. uPVC double-glazed bay window to front. Feature gas fire with marble hearth and wooden surround. TV aerial socket. Power points. Radiator.

Conservatory

11'1" x 8'9" (3.39 x 2.69)
uPVC double-glazed glass roof. Brick built with uPVC double-glazed windows. uPVC double-glazed French doors to garden. Wall-hung electric heater. Power points.

Bedroom 1

11'6" x 10'5" (3.53 x 3.18)
Coved and textured ceiling. uPVC double-glazed window to front. Power points. TV aerial socket. Radiator.

Bedroom 2

11'0" x 8'4" (to wardrobes) (3.37 x 2.55 (to wardrobes))
Coved and textured ceiling. uPVC double-glazed window to rear. Power points. Radiator.

Wetroom

6'7" x 6'0" (2.01 x 1.84)
Coved and textured ceiling. uPVC double-glazed privacy glass window to rear. Pedestal hand basin. Low-level WC. Mains-fed shower. Waterproof resin floor.

Garage

18'4" x 9'3" (5.59 x 2.82)
Single detached garage. 'Up and over' garage door. Pedestrian door to side. Lighting. Power points.

Outside

To the rear, the property benefits from a low-maintenance garden, laid to gravel with attractive patio areas and decorative shrubs. The garden is fully enclosed, offering privacy and security, and also features a greenhouse and two tall gates providing convenient access.

The bungalow sits on a generous corner plot with a wrap-around front garden, mostly laid to lawn and complemented by a variety of decorative shrubs and bushes. There is also a gravel off-road parking space suitable for one vehicle.

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 and in-home
02 - Good outdoor
Three - Good outdoor
Vodafone - Good outdoor

Visit the Ofcom website for further information.

Broadband Coverage

Standard and Superfast 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.



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.