

Geoffrey & Collings Co

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Offers in the region of £115,000 Freehold



6 King Street, Sutton Bridge, Lincolnshire, PE12 9RB

Put your stamp on this surprisingly spacious 3-bedroom mid-terrace house and turn it into your dream home. Offered with NO FORWARD CHAIN, and located close to local amenities including the Primary School, it is an ideal starter home.

Downstairs, the property offers an open-plan living/dining room, a fitted kitchen and a bathroom with a shower over the bath. Upstairs is a king-size master bedroom, a double bedroom and a large single bedroom.

Outside, to the front of the property is un-restricted on-street parking. To the rear of the property is a good-sized fully enclosed garden with a pedestrian access gate, offering the potential to landscape the area to suit your preference whether you're green fingered or would rather a low-maintenance area to enjoy.

Contact us to arrange a viewing to appreciate the space on offer.

Sutton Bridge has a range of shops and amenities including a post office, GP surgery, convenience stores, hairdressers/barbers and takeaways, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The busy Market Town of Long Sutton is situated approximately 3 miles away having further amenities, local restaurants and schools etc. There is a regular bus service throughout the day between the larger Market Towns of Spalding and Kings Lynn which is an interesting river port and ancient Market town. Both are about 13 miles away and have onward coach and rail links to London and the North. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

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

Open-Plan Living/Dining Room:

Living Area

13'10" (max) x 10'1" (4.24m (max) x 3.09m)

Coved ceiling. Fan light. uPVC double-glazed window to the front. Wooden door with privacy window to the front. Radiator. Consumer unit. Double power-point. BT point. Laminate flooring. Wide opening to dining room.

Dining Area

13'10" x 9'10" (4.24m x 3.00m)

Coved ceiling. Ceiling light. Smoke detector. uPVC double-glazed window to the rear. Radiator. Double power-point. Heating/hot water programmer. Laminate flooring.

Inner Hallway

5'4" x 3'8" (1.65m x 1.13m)

With an under-stair storage area with a uPVC double-glazed window to the side. Stairs to first floor.

Kitchen

8'9" x 8'0" (2.67m x 2.46m)

Inset ceiling lights. 2 x uPVC double-glazed windows to the side. Fitted base units comprising cupboards and drawers with a worktop over and a tiled splashback. 1 and 1/2 bowl stainless steel sink and drainer with a stainless steel mixer tap. Matching wall unit and tall larder cupboard. Radiator. 2 x double power-points. Single power-point. Linoleum flooring.

Rear Hallway

5'2" x 2'8" (1.59m x 0.83m)

Inset ceiling lights. uPVC double-glazed privacy door to the side. Linoleum flooring.

Bathroom

8'1" (max) x 6'3" (max) (2.48m (max) x 1.93 (max))

Inset ceiling lights. uPVC double-glazed privacy window to the side. Extractor fan. 3-piece suite comprising a low-level WC, a vanity hand basin and a panelled bath with a 'Triton' electric shower over. Tiled walls. Linoleum flooring.

Landing

2 x light pendants. Loft hatch. Wooden-framed single-glazed sash window to the side. Radiator. Double power-point. Partially carpeted flooring.

Bedroom 1

14'0" x 10'0" (4.27m x 3.06m)

Ceiling light pendant. uPVC double-glazed window to the front. Radiator. Double power-point.

Bedroom 2

10'8" x 9'11" (3.27m x 3.03m)

Ceiling light pendant. uPVC double-glazed window to the rear. Double power-point. Exposed floor boards.

Bedroom 3

9'2" x 8'2" (2.81m x 2.51m)

Polystyrene tile ceiling. Light pendant. Wooden-framed single-glazed sash window to the side. Wall-mounted 'Ideal' combi-boiler. Radiator. Double power-point. Carpet flooring.

Outside

To the front of the property is un-restricted on-street parking.

To the rear of the property is a garden fully enclosed with fencing, with a pedestrian access gate. It has an area of hardstanding, but is otherwise laid to soil. It benefits from a metal storage shed, an outside tap, and outside light.

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

Energy Performance Certificate

EPC Rating TBC. 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

O2 - Variable 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 very low risk of surface water flooding and a low risk of flooding from rivers and the sea.

For more information, visit the gov.uk website.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5.00pm. Saturday: 9.00am to 1.00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.





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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.