

Geoffrey & Collings Co

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Offers in the region of £240,000 Freehold



41 Falklands Road, Sutton Bridge, Lincolnshire, PE12 9XF

Located on a sought-after estate within walking distance of village amenities, this well-presented 3-bedroom detached bungalow offers a comfortable and convenient lifestyle in a peaceful countryside setting.

The property features a cosy living room with French doors that open out to the rear garden, perfectly framing the tranquil views. The fitted kitchen/breakfast room provides ample space for all appliances and casual dining.

Accommodation includes a generous master bedroom, a second double bedroom with an attractive bay window, and a third single bedroom with a built-in wardrobe—each offering a peaceful retreat after a busy day. A shower room serves all bedrooms, and an additional cloakroom adds further convenience.

There is also the option to include some furniture, making this an ideal move-in ready home. Further details can be found in room details.

To the front, a large tarmac driveway provides off-road parking for multiple vehicles, with further space available in the single garage, which features an electric door for secure and convenient access.

To the rear, the property enjoys a fully enclosed garden, mainly laid to lawn with a patio area—perfect for outdoor dining or relaxing in a peaceful setting. Additional features include a storage shed and a glasshouse, ideal for storing gardening tools or for those with green fingers. All of this is set against a delightful countryside backdrop, while still being within easy reach of local shops and amenities.

Sutton Bridge has a range of shops and amenities, 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 energy

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

Front Porch

3'10" x 2'5" (1.19 x 0.75)

Part uPVC part double-glazed door to front. Wooden single-glazed door to hallway. Tiled floor.

Hallway

8'6" x 3'10" (2.60 x 1.17)

'L' shaped hallway. Coved and textured ceiling. Loft access. Access to airing cupboard housing hot water cylinder. Radiator.

Kitchen

11'6" x 10'4" (3.53 x 3.16)

Coved and textured ceiling. uPVC double-glazed window to front. Part uPVC part double-glazed door to side. Matching wall and base units. Tiled splash backs. Stainless steel sink and drainer with mixer tap over. 'Carrick' double-oven and gas hob with extractor over. 'Bosch' washing machine. Tall fridge freezer. Power points. Radiator.

Living Room

15'8" x 11'3" (4.80 x 3.44)

Coved and textured ceiling. Wall lights. uPVC double-glazed French door to patio with matching side panels. 'Baxi Bermuda GF Super' gas fire with back boiler. TV aerial socket. Power points. Radiator. (Please note that TV unit, sideboard and bookshelf can be included in the sale)

Cloakroom

7'4" x 3'1" (max) (2.25 x 0.94 (max))

Coved and textured ceiling. uPVC double-glazed privacy window to front. Pedestal hand basin. Low-level WC. Radiator. Tiled floor.

Bedroom 1

11'10" x 11'4" (3.63 x 3.46)

Coved and textured ceiling. uPVC double-glazed window to rear. Power points. TV aerial socket. Radiator. (Please note the double wardrobe can be included in the sale)

Bedroom 2

10'4" (min) x 8'10" (3.16 (min) x 2.71)

Coved and textured ceiling. uPVC bay window to front. Power points. Radiator. (Please note the wardrobe can be included in the sale)

Bedroom 3

7'8" (min) x 7'1" (2.35 (min) x 2.18)

Coved and textured ceiling. uPVC double-glazed window to front. Built-in wardrobe with safe. Power points. Radiator. (Please note the wardrobes and matching drawers can be included in the sale)

Garage

18'7" x 9'3" (5.68 x 2.84)

Single linked detached garage. Electric garage door. Pedestrian door to side. Power and lighting.

Outside

Enclosed garden, laid to lawn with patio area, set within a peaceful countryside setting. Large wooden shed. Wooden storage shed. Glasshouse. Outdoor lighting. 2 x pedestrian gates giving access to the driveway. To the front of the property a generous tarmac driveway with space for 4 vehicles. Laid with decorative mature shrubs.

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.

Energy Performance Certificate

EPC Rating D. If you would like to view the full EPC, please enquire at our Long Sutton office.

Council Tax

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

Services

Mains electric, water and drainage are all understood to be installed at this property.

Mobile Phone Signal

EE - Good outdoor

02 - Good outdoor, variable in-home

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.





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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.