

Offers in the region of £249,500 Freehold



3 Chestnut Close, Lutton, Lincolnshire, PE12 9PW

Offered with vacant possession and no forward chain - This 3-bedroom detached property, situated on a private close off a small established estate in the village of Lutton is waiting for someone else to make it their home.

Downstairs, off the welcoming entrance hall is a spacious living room with a feature bay window and french doors that open on to the conservatory. The sun filled conservatory is the ideal space in which to relax whilst looking out to the garden, or could perhaps serve as a dining space or even as a dedicated play room for a growing family. There is a well-equipped kitchen with integrated appliances and space for dining too, with the convenience of a separate utility room and downstairs cloakroom.

Upstairs, the property boasts a king-size master bedroom with an en-suite shower room. The second double-aspect double bedroom and a third large single bedroom are served by the family bathroom which boasts a 4-piece suite, ensuring all bathing/showering preferences are catered for.

Outside, a gravelled driveway extends down the side of the property and provides off-road parking space for 3 vehicles, with further space available in the single garage if desired. The fully-enclosed rear garden can be accessed via a pedestrian gate. It is mainly laid to patio slabs, perfect for anyone who has lots of outdoor furniture or who simply doesn't want to maintain a lawn. The garden is bordered by established beds of shrubs, bushes and trees.

Viewing is essential to appreciate the quiet location of this property and the potential it offers!

The small but busy Market Town of Long Sutton is approximately 2 miles away. It 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.

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

Entrance Hall

12'6" x 4'6" (3.82m x 1.38m)

Coved and textured ceiling. Ceiling light pendant. Smoke detector. uPVC double-glazed leaded privacy door to the front. Radiator. Double power-point. BT point. Thermostat. Alarm panel. Tile flooring with carpeted stairs to the first floor.

N.B. There is an 'Acorn' stair lift in situ. The owner does not intend to have this removed.

Kitchen/Diner

12'5" x 10'5" (3.81m x 3.19m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the front. Fitted range of matching wall and base units with a worktop over and tiled splashbacks. Inset 1 and 1/2 bowl stainless steel sink and drainer with a stainless steel mixer tap. Eye-level double oven/grill. 4-burner gas hob with an integrated 'Candy' extractor over. Integrated 'Hotpoint' dishwasher. Integrated fridge. Radiator. 4 x double power-points. Tile flooring.

Utility Room

8'11" x 6'9" (2.73m x 2.06m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed privacy door to the rear. uPVC double-glazed window to the rear. Fitted range of matching wall, base and tall units with a worktop over and a tiled splashback. Under-counter space for an appliance. Additional worktop with under-counter space and plumbing for a washing machine. Wall-mounted 'Ideal' gas-fired boiler. Heating/hot water programmer. Radiator. 2 x double power-points. Alarm control panel. Tile flooring.

Cloakroom

5'9" x 2'11" (1.76m x 0.91m)

Coved and textured ceiling. Ceiling light pendant. Extractor fan. 2-piece suite comprising of a low-level WC and a wall-mounted hand basin. Radiator. Tile flooring.

Living Room

19'8" (min) x 11'8" (6.01m (min) x 3.56m)

Coved and textured ceiling. 2 x ceiling light pendants. uPVC double-glazed bay window to the front. uPVC double-glazed french doors to the rear conservatory. Coal-effect gas fire on a marble hearth with a matching surround and a wooden mantle. 2 x radiators. 4 x double power-points. Single power-point. TV point. BT point. Carpet flooring.

Conservatory

13'1" x 10'2" (4.01m x 3.11m)

Part brick, part uPVC double-glazed construction with a polycarbonate apex roof. uPVC double-glazed french doors to the side. Fan light. 2 x double power-points. Carpet flooring.

Landing

Coved and textured ceiling. Ceiling light pendant. Smoke detector. Airing cupboard housing a hot water cylinder with shelving. Double power-point. Carpet flooring.

Bedroom 1

12'8" (max) x 11'11" (3.88m (max) x 3.65m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. 4 x double power-points. TV point. BT point. Carpet flooring.

En-Suite

5'8" x 5'3" (1.75m x 1.62)

Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy window to the front. 3-piece suite comprising of a low-level WC, a pedestal hand basin and a shower cubicle with a mains-fed 'Mira' shower. Heated towel rail. Shaving point. Part-tiled walls. Carpet flooring.

Bedroom 2

10'7" (max) x 10'5" (max) (3.23m (max) x 3.18m (max))

Coved and textured ceiling. Ceiling light pendant. Double aspect room with uPVC double-glazed windows to the front and the side. Radiator. 3 x double power-points. Carpet flooring.

Bedroom 3

11'8" (max) x 8'9" (max) (3.58m (max) x 2.67m (max))

Coved and textured ceiling. Ceiling light pendant. Loft hatch. uPVC double-glazed window to the rear. Radiator. Power-points. Carpet flooring.

Bathroom

9'4" x 7'5" (2.86m x 2.27m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed privacy window to the rear. Extractor fan. 4-piece suite comprising of a low-level WC, a pedestal hand basin, a panelled bath with a mixer tap and a shower cubicle with a mains-fed 'Mira' shower. Heated towel rail. Part-tiled walls. Carpet flooring.

Outside

At the front of the property is a low-maintenance gravelled area with two decorative rotundas and an established border. There is a storm porch over the front door, and the benefit of an outside light.

At the side of the property is a gravelled driveway providing off-road parking for 3 vehicles, leading to the garage which provides additional parking space if desired. A pedestrian gate provides access to the rear garden.

The fully-enclosed rear garden is mainly laid to patio slabs, perfect for anyone who has lots of outdoor furniture or who simply doesn't want to maintain a lawn. The garden is bordered by established beds of shrubs, bushes and trees. There is the benefit of a wooden storage shed, an outside tap and an outside light.

Garage

18'6" x 8'9" (5.65m x 2.67m)

Up and over door to the front and a uPVC double-glazed privacy personnel door to the side. Light. 2 x double power-points.

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 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 - Variable outdoor

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

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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King's Lynn
Norfolk
PE30 1NN

7b Hunstanton Road
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50 Marshland Street
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13 High Street
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Email: property@geoffreycollings.co.uk

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.