

## LONG SUTTON

Contact us to arrange a viewing.

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### 19 Bells Drive, Sutton St. James, Lincolnshire, PE12 0JG



Offers in the region of £275,000 Freehold



#### Entrance Hall

Coved, textured ceiling. 2 x ceiling light pendants. Loft hatch. Smoke detector. uPVC double-glazed privacy door with matching uPVC double-glazed privacy side panel to the front. Airing cupboard measuring approximately 0.65m x 0.52m housing a hot water cylinder with shelving. Floor-standing 'Heatstore' electric storage heater. Double power-point. BT point. Tile flooring.

#### Living Room

15'8" x 11'9" (4.78m x 3.60m)

Coved, textured ceiling. Ceiling light. uPVC double-glazed bay-style window to the front. 2 x wall lights. Log-burning stove set on a tiled hearth with a feature mantle and surround with a coordinating wall-mounted mirror over. Floor-standing 'Dimplex' electric storage heater. 3 x double power-points. Single power-point. TV point. Carpet flooring.

#### Kitchen

12'10" (max) 11'4" (min) x 9'4" (3.93m (max) 3.47m (min) x 2.86m)

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to the rear. Fitted range of matching wall and base units with a worktop over and a tiled splash back. 1 and 1/2 bowl stainless steel sink and drainer with a stainless steel mixer tap. 'Neff' induction hob with an extractor over. 'Neff' eye-level oven and grill. Floor-standing 'Olsberg' electric storage heater. 3 x double power-points. Single power-point. Tile flooring.

#### Utility Room

8'8" x 6'1" (2.66m x 1.87m)

Coved, textured ceiling. uPVC double-glazed privacy door to the rear. uPVC double-glazed privacy window to the rear. Fitted base unit with a worktop over. Storage cupboard measuring approximately 1.18m x 0.88m. Pantry with shelving measuring approximately 1.37m x 0.88m. Space and plumbing for a washing machine. Space for a tall fridge-freezer. Double power-point. Tile flooring.

#### Bedroom 1

11'8" x 11'8" (3.57m x 3.57m)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Wall-mounted 'Heatstore' electric storage heater. 3 x double power-points. BT point. TV point. Carpet flooring.

#### Bedroom 2

11'9" x 8'2" (3.59m x 2.49m)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Fitted bedroom suite comprising wardrobes, side drawers and over-bed storage. Wall-mounted 'Heatstore' electric storage heater. 2 x double power-points. TV point. Carpet flooring.

#### Bedroom 3/Dining Room

10'11" x 9'9" (3.33m x 2.99m)

Coved, textured ceiling. Ceiling light. uPVC double-glazed French doors to the rear conservatory. Wall-mounted 'Heatstore' electric storage heater. 2 x double power-points. TV point. BT point. Carpet flooring.

#### Conservatory

7'7" x 7'5" (2.32m x 2.27m)

uPVC double-glazed construction with a door to the side and a polycarbonate roof. Single power-point. Tile flooring.

#### Bathroom

8'0" x 5'5" (2.45m x 1.66m)

Coved, textured ceiling. Ceiling light. uPVC double-glazed privacy window to the rear. 4-piece suite comprising a mid-level WC, a vanity hand basin unit, a shower cubicle with a wall-mounted electric shower and a panel bath with a stainless steel mixer tap. Wall-mounted wooden mirrored vanity cupboard. Heated towel rail. Extractor. Tile flooring.

#### Garage

15'5" x 9'4" (4.70m x 2.87m)

Up and over door to the front. uPVC double-glazed privacy window to the side. Wall-mounted consumer unit. Light. 2 x double power-points.

#### Outside

At the front boundary is established hedging with an opening to the gravelled driveway which provides off-road parking for 3 vehicles. The gravel extends behind the hedge but is scattered with established planting. The planting could be removed to create additional parking to allow for a caravan/motorhome for example if required.

The rear garden can be accessed via pedestrian gates at each side of the bungalow.

The rear garden is fully-enclosed by fencing, and so is safe for children or furry friends to play in. It is laid mostly to lawn with borders for plants/shrubs/bushes. There is an area of patio, ideal for siting outside furniture, whether to relax on or entertain guests. Stepping stones lead across to a second patio area, by which is a wooden potting shed ready for someone green-fingered to enjoy. A wooden shed provides additional storage space. The garden benefits from an outside tap and lighting.

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

#### Services

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

Central heating type - Electric storage heaters are fitted throughout the property.

#### Mobile Phone Signal

Mobile phone signal can be checked using the following links -

[www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

<https://www.signalchecker.co.uk/>

#### Broadband Coverage

Broadband coverage can be checked using the following link -

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### 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 further information please use the following links -

[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

#### Local Area

Sutton St James is a small village, offering local amenities including butchers, public house, post office, shop and primary school. The village of Tydd St Mary can be found approx 3 miles away, and offers a good selection of amenities including Village Stores, Butcher, The Five Bells Pub with restaurant, and a Church. The town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk. The small but busy Market Town of Long Sutton is located approximately 5 miles away and has a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Butchers, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn (approx 19 miles) and Spalding (approx 13 miles) have ongoing coach and rail links to London and the North. The North Norfolk coast is less than an hours drive away.

#### Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and turn left onto Bull Lane. Continue onto Trafalgar Square and Station Road. At the roundabout, take the 2nd exit onto Cowpers Gate/B1390, and follow the road around the bend to the right onto St. James Road. Continue for 2.9 miles, and follow the bend to the left onto Jarvis Gate. Turn right onto Chapelgate, and in 0.2 miles, turn left onto Bells Drove. The property is located on the left-hand side.

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 - 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.



**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.