

Offers in the region of £235,000 Freehold



106 Stanley Drive, Sutton Bridge, Lincolnshire, PE12 9XQ

Welcome to this 3-bed detached bungalow on Stanley Drive in the convenient small town location of Sutton Bridge. This home comprises of a living room, fitted kitchen, cloakroom, family bathroom, three well-proportioned bedrooms or the option for a separate dining room. To the rear is a good-sized garden mostly laid to lawn with a patio area with a copse of mature trees and bushes. The property benefits from off-road parking spaces for 2/3 vehicles on the driveway, with further space in the single integral garage. Offered with vacant possession and no forward chain. Don't miss the opportunity to make this delightful bungalow your own and experience the comfort and convenience it has to offer.

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 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.

Hallway

16'5" x 3'4" (5.02 x 1.04)

Coved and textured ceiling. Loft access. Access to storage cupboard. Thermostat. Single power point. Telephone socket. Radiator.

Kitchen

12'2" x 10'0" (3.73 x 3.06)

Coved and textured ceiling. uPVC double-glazed window to front. Wooden part glazed door to side. Range of matching wall and base units with worktop over. Composite sink and drainer with mixer tap over. Freestanding 'AEG' double oven with gas hob. Under-counter space for washing machine and fridge. Tile splash backs. Power points. TV aerial point. Tiled floor.

Living Room

15'5" x 12'2" (4.71 x 3.73)

Coved and textured ceiling. uPVC double-glazed window to front. Feature fireplace with marble hearth and wood surround. 2 x wall lights. TV aerial point. Power points.

Cloakroom

10'4" x 3'2" (max) (3.16 x 0.97 (max))

Coved and textured ceiling. uPVC double-glazed privacy glass window to side. Pedestal hand basin. Low-level WC.

Bedroom 1

12'10" x 10'0" (3.92 x 3.06)

Coved and textured ceiling. uPVC double-glazed window to rear. Double power point. TV aerial socket. Radiator.

Bedroom 2

11'6" x 8'9" (3.51 x 2.69)

Coved and textured ceiling. uPVC double-glazed sliding door to patio (broken pane to be replaced). Power points. Radiator.

Bedroom 3

8'6" x 6'9" (2.61 x 2.07)

Coved and textured ceiling. uPVC double-glazed window to rear. Power points. Radiator.

Bathroom

10'0" (max) x 6'11" (3.06 (max) x 2.11)

Coved and textured ceiling. uPVC double-glazed privacy glass window to side. Fully tiled walls. Pedestal hand basin. Low-level WC. Panel bath with twin taps. Electric 'Triton' shower over bath. Shaver socket. Radiator.

Garage

10'11" x 9'2" (3.34 x 2.81)

Single intergral garage. Up and over garage door. Ideal gas boiler.

Outside

To the rear a fully enclosed garden, laid to lawn and surrounded by various mature trees and bushes. Patio area offering the perfect spot for outdoor dining. Large wooden shed. Wooden storage shed. Dog kennel. Outdoor lighting. Outdoor tap. Hand-gate leading to the front of the property. Laid to lawn with a driveway offering off-road parking spaces for 2/3 vehicles.

Energy Performance Certificate

EPC Band 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 and Further Information

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

Central heating type - Gas central heating

Broadband and mobile phone coverage can be checked using the following link –

<https://www.ofcom.org.uk/phones-telecoms-and-internet/coverage>

This postcode is deemed as low risk of surface water flooding and 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

www.gov.uk/request-flooding-history

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Directions

From the Geoffrey Collings Long Sutton office, head south-east on High Street/B1359 for approximately 0.6 miles and continue on to Bridge Road for a further 2.0 miles. Turn right onto Falklands Road. Turn left on to Stanley Drive. The property is on the left-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.30pm and Saturday 9.00am to 1.00pm.

Please visit www.geoffreycollings.co.uk for details of our services and all our properties.





17 Blacktriars Street
King's Lynn
Norfolk
PE30 1NN

7b Hunstanton Road
Dersingham
Norfolk
PE31 6HH

50 Marshland Street
Terrington St Clement
Norfolk
PE34 4NE

13 High Street
Long Sutton
Lincolnshire
PE12 9DB

Email: property@geoffreycollings.co.uk

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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.