



Offers in the region of £269,500 Freehold

9 St. Marys Gardens, Long Sutton, Lincolnshire, PE12 9DU

Located in a quiet residential setting, this attractive detached 3-bedroom chalet has been thoughtfully renovated by the current owners to a high standard, creating a stylish and comfortable home ready for the new owners to enjoy. The improvements include new w windows to the bedrooms and living room, new flooring throughout, a modern fitted kitchen, a beautiful bathroom and a newly installed gas boiler with 'Hive' smart heating controls for added efficiency and convenience. The spacious and versatile accommodation offers a welcoming living room, a modern kitchen, separate dining room, conservatory, family bathroom, and a further ground floor bedroom which could also be used as a home office or study.

To the first floor are two double bedrooms, with bedroom one benefiting from additional storage accessed via a hatch-style door and offering the exciting potential to create an en-suite by utilising the loft space, subject to the necessary permissions.

Externally, the property boasts a beautifully maintained, fully enclosed rear garden bursting with colour. The garden is mainly laid to lawn with surrounding flower beds, complemented by a patio area and pergola, providing the perfect space for outdoor entertaining and relaxation. Additional benefits include a large garden shed and a single attached garage with pedestrian access from the garden.

To the front, the property offers a neat laid-to-lawn area and off-road parking for two vehicles.

Viewings are highly recommended to appreciate the quality of the renovations, the flexible accommodation, and the wonderful outdoor space this exceptional home has to offer.

LONG SUTTON

Entrance Hallway

7'7" x 14'4" (2.32 x 4.38)

uPVC front door. Staircase to the first floor. Access to airing cupboard. Radiator. Fitted carpet.

Living Room

17'7" x 10'10" (5.38 x 3.32)

Double aspect uPVC double-glazed windows to both front and rear. Open fire on marble hearth with wooden surround. TV aerial socket. Power points. Radiators. Fitted carpet.

Kitchen

11'3" x 10'3" (3.45 x 3.14)

Part uPVC part double-glazed door to conservatory. uPVC double-glazed window to rear. Matching wall and base units. Composite sink and drainer with mixer tap. Integrated eye-level 'Zanussi' double oven. 'Zanussi' conductor hob with extractor over. Under-counter space for two appliances. Space for tall fridge freezer. Power points. Wood effect flooring.

Dining Room

8'10" x 7'6" (to cupboards) (2.71 x 2.29 (to cupboards))

uPVC double-glazed window to conservatory. Built-in wardrobes. Power points. Radiator. Wood effect flooring.

Conservatory

12'3" x 10'2" (3.74 x 3.11)

Part brick, part uPVC double-glazed windows. Power points. Wood effect flooring.

Bedroom 3 / Study

9'11" x 12'11" (3.03 x 3.94)

Currently utilised as a third bedroom but has potential to be a study/home office. uPVC double-glazed window to front. Powerpoints. Radiator. Fitted carpet.

Bathroom

8'4" x 5'5" (2.56 x 1.67)

Twin uPVC double-glazed privacy glass window to side. Vanity unit housing sink, drawer storage and hidden cistern WC. Corner shower cubicles with mains-fed dual-head shower. Shaver socket. Vertical radiator. Part tiled walls. Wood effect flooring.

Bedroom 1

20'6" x 7'10" (6.25 x 2.39)

Partly sloped ceiling. uPVC double-glazed window to rear. Loft access. Access to further storage spaces with hatch-style doors. Powerpoints. Radiator. Fitted carpet.

Bedroom 2

13'3" x 10'8" (4.04 x 3.27)

Sloped ceiling. uPVC double-glazed window to front. 2 x single power points. Radiator. Fitted carpet.

Garage

19'3" x 8'11" (5.87 x 2.73)

Single attached garage. Up and over garage door. Pedestrian uPVC door to rear. uPVC double-glazed window to rear. Power and lighting.

Garden

To the rear, the property enjoys a beautifully maintained, fully enclosed rear garden, bursting with colour and offering a wonderful private retreat. Mainly laid to lawn with established surrounding flower beds, the garden is complemented by a patio area and pergola, creating the perfect setting for outdoor dining, entertaining, or simply relaxing. Further benefits include a generous garden shed.

Local Area

The small but busy Market Town of Long Sutton is located approximately 2 miles away and 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. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive. The smaller nearby Town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk

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.

Services

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

Central heating type - Gas central heating

Council Tax

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

Energy Performance Certificate

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

Mobile Phone Signal

EE - Good outdoor, variable in-home

02 - Good outdoor

Three – Good outdoor, variable in-home

Vodafone - Good outdoor

Visit the Ofcom website for further information.

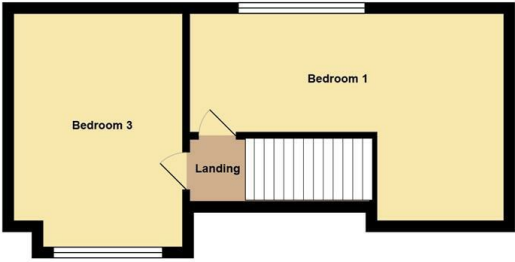
Broadband Coverage

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.



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.