

# LONG SUTTON

The village of Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The small but busy Market Town of Long Sutton is located approximately 2 miles away and has a good range of amenities including. 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. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park

Book a viewing today if you want to envision the potential this property holds for you!

The property is being offered with vacant possession and no forward chain.

vehicles, with further parking available in the single garage.

Outside, this bungalow offers an established garden which spans the front and side of the property. It is mainly laid to lawn with beds of established trees and shrubs. A path leads from the boundary to the front entrance, and an area of patio extends from the conservatory. Whilst not currently enclosed, the previous owner did have an inset fenced area, and so the new owners could position a fence to privatise the garden if desired. A tarmac driveway provides off-road parking for 2

shower over the bath.

The bungalow offers a kitchen with ample storage and worksurfaces, as well as a cosy living room with a conservatory off which could be utilised as a second sitting room or even for dining. There is a generously sized master bedroom and a second small double bedroom. The property is currently served by a bathroom with a

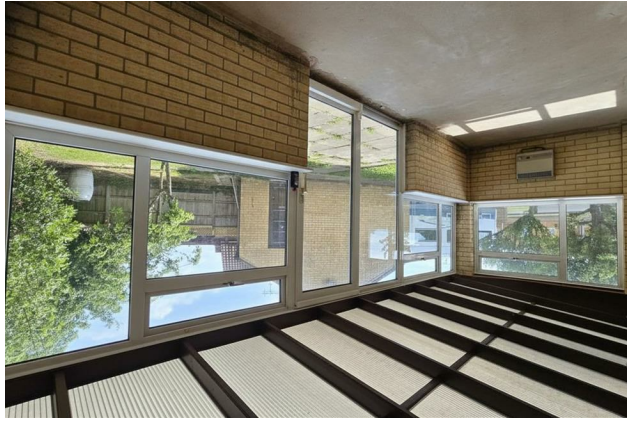
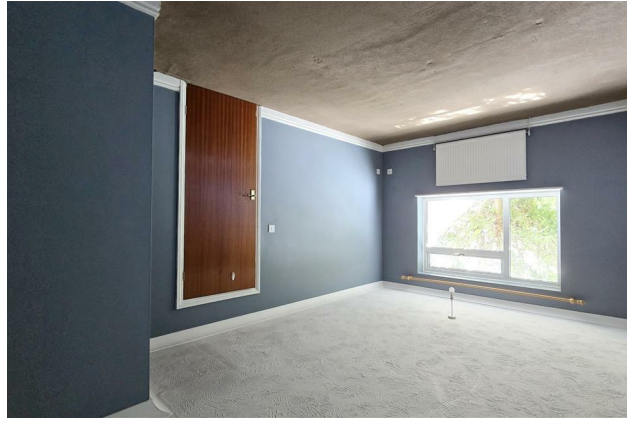
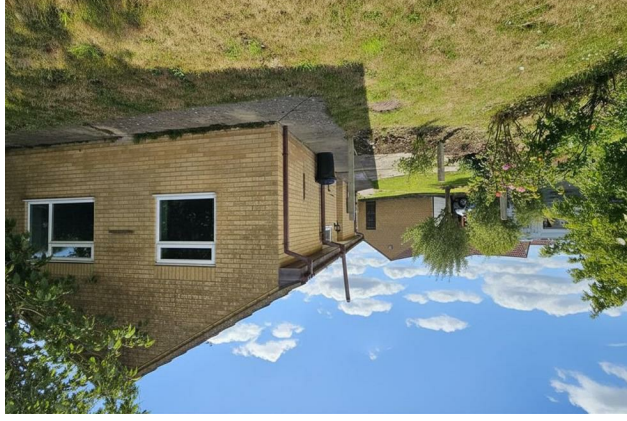
likely appeal to those looking to turn a property with well-proportioned rooms into a lovely home.

Positioned on a corner plot on a popular residential estate, being conveniently situated for access to village amenities, this 2-bedroom semi-detached bungalow will

## 46 Falklands Road, Sutton Bridge, Lincolnshire, PE12 9XF



## Offers in the region of £170,000 Freehold



### Entrance Hall

Coved and textured ceiling. Ceiling light pendant. Loft hatch. Smoke detector. Airing cupboard measuring approximately 0.91m x 0.67m housing a hot water cylinder with shelving. Radiator. Thermostat. Single power point. BT point. Laminate flooring.

### Kitchen

11'1" x 8'8" (3.39m x 2.65m)

Coved and textured ceiling. Ceiling light pendant. Wooden-framed double-glazed window to the side conservatory. Fitted range of matching wall and base units with a worktop over and a tiled splashback. Stainless steel sink and drainer with a mixer tap. Freestanding 'Bush' cooker with a 4-burner gas hob and an extractor over. Undercounter space and plumbing for a washing machine. Space for a fridge-freezer. 4 x double power-points. 3 x single power-points. TV point. Consumer unit. Linoleum flooring.

### Living Room

16'1" x 10'4" (4.92m x 3.17m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed sliding patio doors to the side conservatory. 2 x wall lights. Coal-effect 'Baxi Bermuda GF Super' gas fire with back boiler set on a tiled hearth with a tiled surround and a wooden mantle. Radiator. 4 x double power-points. BT point. TV point. Laminate flooring.

### Conservatory

18'3" x 7'2" (5.57m x 2.20m)

Part brick, part uPVC double-glazed construction with sliding patio doors to the side and a polycarbonate roof. Wall-mounted 'Baxi Brazili Slimline 5s' convector heater. Double power-point.

### Bedroom 1

15'4" (max) x 10'5" (max) (4.68m (max) x 3.18m (max))

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Radiator. 2 x double power-points. Single power-point. TV point. Carpet flooring.

### Bedroom 2

8'7" x 7'11" (2.63m x 2.42m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Radiator. Double power-point. Single power-point. Carpet flooring.

### Bathroom

7'3" x 5'6" (2.23m x 1.70m)

Coved and textured ceiling. Ceiling light. High-level uPVC double-glazed privacy window to the front. 3-piece suite comprising of a low-level WC, a pedestal hand basin, and a panelled bath with twin taps and a wall-mounted 'Triton' electric shower over. Radiator. Part tiled walls. Linoleum flooring.

### Outside

Situated on a corner plot, this bungalow offers an established garden which spans the front and side of the property. It is mainly laid to lawn with beds of established trees and shrubs. A path leads from the boundary to the front entrance, and an area of patio extends from the conservatory. The garden benefits from an outside tap and lighting. Please note that whilst not currently enclosed, the previous owner did have an inset fenced area, and so the new owners could position a fence to privatise the garden if desired.

Further to the side of the property, a tarmac driveway provides off-road parking for 2 vehicles, with further parking available in the single garage.

### Garage

19'1" x 9'3" (5.84m x 2.84m)

Up and over door to the front and a personnel door to the side. Power 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 B. 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 drainage are all understood to be installed at this property.

Central heating type - Gas central heating.

### Mobile Phone Signal

EE - Good outdoor

O2 - Variable in-home, good outdoor

Three - Variable in-home, good 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.

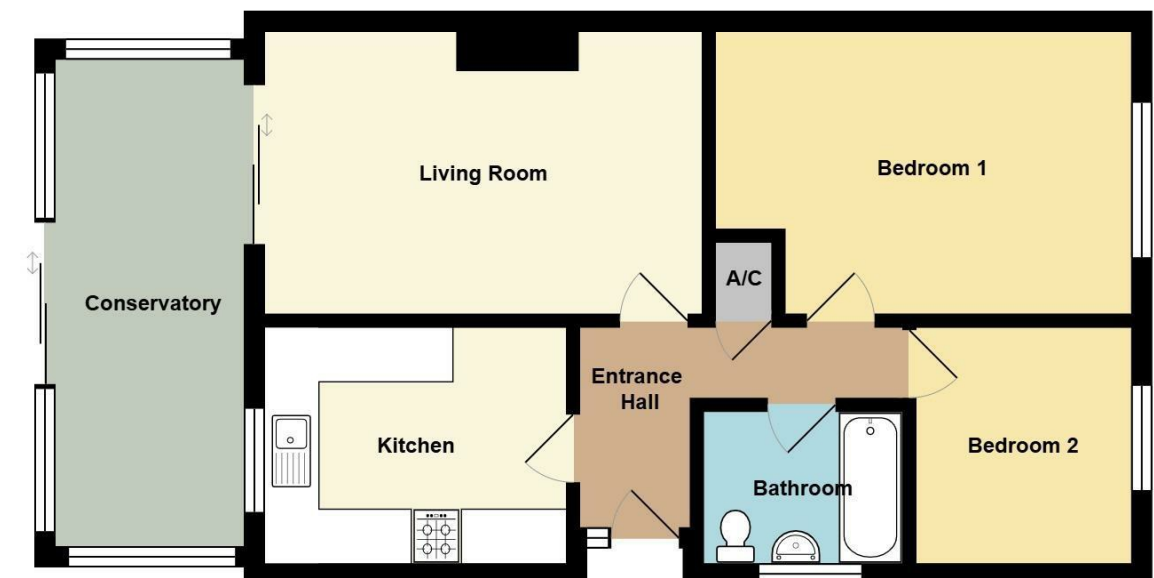
### Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.

For more information, visit the gov.uk website.

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.



**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.