

Offers in the region of £270,000 Freehold



10 Church Green, Long Sutton, Lincolnshire, PE12 9BQ

Ideally situated in a quiet cul-de-sac within a sought-after residential area of Long Sutton, just a short distance from the town centre. The 2-bed detached bungalow offers spacious and versatile accommodation throughout, including a bright and comfortable living room, a well-appointed kitchen with an adjoining utility room, a modern shower room, and two generously sized bedrooms. There is also a flexible dining room/garden room, which could serve as a third occasional bedroom depending on your needs.

Externally, the home features a private and enclosed rear garden, perfect for relaxing or entertaining, along with a low-maintenance front garden. Additional benefits include an integral single garage and off-road parking, providing both practicality and convenience.

This bungalow offers a fantastic opportunity for those seeking a peaceful and well-connected home, ideal for downsizers or anyone looking to enjoy life in a desirable location close to local amenities.

The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Opticians, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The market is held every Friday in Market Square. 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.

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

Hallway

14'11" x 4'10" (4.57 x 1.48)

Textured and coved ceiling. Part-glazed, double glazed UPVC front door with a storm porch and a porch light over. Door to a shelved A/C housing the hot water tank. Power points. Telephone socket. Thermostat. Radiator. Loft access hatch.

Living Room

15'7" x 11'8" (4.76 x 3.56)

Textured and coved ceiling. UPVC double glazed window to front. Electric feature fireplace with marble tray and stone surround. TV aerial point. 3x double and 1x single power points. Radiator. Smoke and carbon monoxide alarms.

Kitchen

11'8" x 9'5" (3.56 x 2.88)

Textured and coved ceiling. UPVC double glazed window to rear. Range of matching wall and base units with worktops over. Stainless steel sink with double drainer and twin taps. Tiled splashbacks. Electric cooker with an extractor fan over. Space for an under-counter fridge freezer. Wall-mounted under-countertop "Glow Worm" gas boiler. TV aerial point. Power points. Carbon monoxide and smoke alarms.

Utility Room

9'1" x 6'1" (2.79 x 1.87)

Textured and coved ceiling. Double glazed UPVC door to the side. Space for a freestanding fridge-freezer. Space and plumbing for a washing machine. Space for a tumble drier. 2x doors to shelved pantries/storage cupboards (one is 1.50m x 0.87m in size and with light; the other one - 1.18m x 0.87m). 3x double power points. Radiator

Dining Room / Garden Room

9'3" x 8'11" (2.83 x 2.74)

Textured and coved ceiling. 2x UPVC double glazed windows to rear (double aspect). UPVC double glazed patio doors to garden. 3x double power points. TV aerial point. Radiator.

Bedroom 1

11'8" x 11'5" (3.58 x 3.48)

Textured and coved ceiling. UPVC double glazed window to front. Built-in wardrobes. Power points. Radiator.

Bedroom 2

10'8" x 9'9" (3.27 x 2.98)

Textured and coved ceiling. UPVC double glazed window to rear. Built-in wardrobes. TV aerial point. Power points. Radiator.

Shower Room / Wetroom

6'8" x 5'5" (2.05 x 1.66)

Textured and coved ceiling. UPVC double glazed window. Fully tiled walls. Back-to-the-wall WC. Vanity hand basin. Walk-in shower with a mains-shower. Heated towel rail/radiator. Extractor fan. Shaver socket.

Integral Single Garage

14'11" x 8'9" (4.57m x 2.67m)

Electric up-and-over door. Power and light (1x single and 1x double power points. Boarded ceiling. Electric fusebox.

Outside

Good sized enclosed fenced rear garden laid to grass with stone patio areas, mature shrubs, bushes and an apple tree. Raised stone flower beds. Wooden storage shed (2.94m x 2.23m). 2x pedestrian gates to front. Outside tap. Outside light.

Front Drive - Part concrete, part-gravel front drive with mature trees, shrubs, bushes and flowers. Off-road parking for 3 cars.

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 in-home and outdoor

02 - Good (outdoor only)

Three - Good in-home and outdoor

Vodafone - Good (outdoor only)

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.

Directions

Travelling from the centre of Long Sutton, head east on the main road past our office, the Travel Agency and the Baker. After several hundred yards take the second turn right into Seagate Road, down by the side of the Spar Convenience Store. Then take the 1st right into Lancaster Drive, continue and take the next right into Church Green. The property can be located on the right on the corner after approximately 200 yards.

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.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT YOUR NEAREST OFFICE OF GEOFFREY COLLINGS & CO FOR A FREE MARKETING APPRAISAL.

Ground Floor





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

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.