

Offers in the region of £210,000 Freehold



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

Offered for sale is this immaculately presented, beautifully maintained and thoughtfully extended 2-bedroom semi-detached bungalow. Positioned on a corner plot in a popular residential estate that is conveniently situated for access to village amenities, it is sure to be ticking lots of boxes!

Internally, the bungalow boasts a contemporary kitchen which comes complete with appliances and offers ample storage space, as well as an impressive open-plan living/dining room which maintains a homely feel whilst offering generous space for friends and family to gather. The modern shower room serves the king-size master bedroom which offers built-in wardrobes, as well as the second large single bedroom.

Externally, to the front of the property is a lawned garden with a pretty flower bed. At the side of the property is the fully enclosed, cared-for garden which can be accessed directly from the dining area. It is laid to lawn with neat borders and a large patio area over which a retractable awning extends from the property to enable shelter from the sun if required. A pedestrian gate provides access to the driveway, where there is off-road parking for one vehicle, whilst a personnel door also leads into the garage. The garage has been fitted with storage cupboards and so could easily be utilised as a utility/workshop space.

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.

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

Porch

4'5" x 2'3" (1.35m x 0.71m)

uPVC double-glazed french doors to the front. uPVC double-glazed privacy door and matching side panel to the entrance hall. Hard flooring.

Entrance Hall

Coved and textured ceiling. Ceiling light pendant. Loft hatch. Smoke detector. Storage cupboard measuring approximately 1.00m x 0.67m housing a 'Worcester' combi-boiler with shelving. Radiator. Heating/hot water programmer. Single power-point. BT point. Hard flooring.

Kitchen

11'1" x 8'7" (3.39m x 2.63m)

Coved and textured ceiling. Strip light. uPVC double-glazed window to the side. Fitted range of contemporary gloss matching wall and base units comprising cupboards and drawers with a worktop over and a tiled splashback. Inset stainless steel sink and drainer with a stainless steel mixer tap. Freestanding 'Stoves' electric oven and grill with electric hob and a 'Neff' stainless steel extractor over. 'Hotpoint' washing machine. 'Hotpoint' tall fridge-freezer. 4 x double power-points. Single power-point. Additional points for appliances. TV point. Consumer unit housed on wall cupboard. Hard flooring.

Open-plan Living/Dining Room**Living Area**

15'6" x 10'2" (4.74m x 3.10m)

Coved and textured ceiling. Ceiling light. 3 x wall lights. Flame-effect electric fire set on a marble hearth with a coordinating surround and a wooden mantle. Radiator. 3 x double power-points. TV point. Carpet flooring. Wide opening to dining area.

Dining Area

12'0" x 11'2" (3.68m x 3.41m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy door to the front. uPVC double-glazed window to the front. uPVC double-glazed sliding patio doors to the side. Radiator. 3 x double power-points. Hard flooring.

Bedroom 1

13'6" (to wardrobes) x 10'0" (4.13m (to wardrobes) x 3.07m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the side. Built-in wardrobes providing hanging space and shelving. Radiator. Power-points. Carpet flooring.

Bedroom 2

7'10" x 8'8" (2.41m x 2.66m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Radiator. Power-points. Carpet flooring.

Shower Room

7'4" x 5'7" (2.24m x 1.72m)

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 corner shower cubicle with a 'Triton' electric shower. Fully tiled walls. Heated towel rail. Wall-hung vanity cupboard. Shaving point. Hard flooring.

Outside

Set on a corner plot, to the front of the property is a lawned garden with a pretty flower bed. There is the benefit of an outside light.

At the side of the property is the fully enclosed, cared-for garden. It is laid to lawn with neat borders and a large patio area over which a retractable awning extends from the property to enable shelter from the sun if required. There is a wooden storage shed. A pedestrian gate provides access to the driveway, where there is off-road parking for one vehicle, whilst a personnel door also leads into the garage.

Garage

19'1" x 9'3" (5.83m x 2.83m)

Electric up-and-over door to the front. uPVC double-glazed personnel door to the side. 3 x strip lights. Fitted base units with worktops over. Undercounter space for appliances. Selection of wall units. 4 x double power-points. Single power-point.

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

02 - Variable in-home, good outdoor

Three - 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.

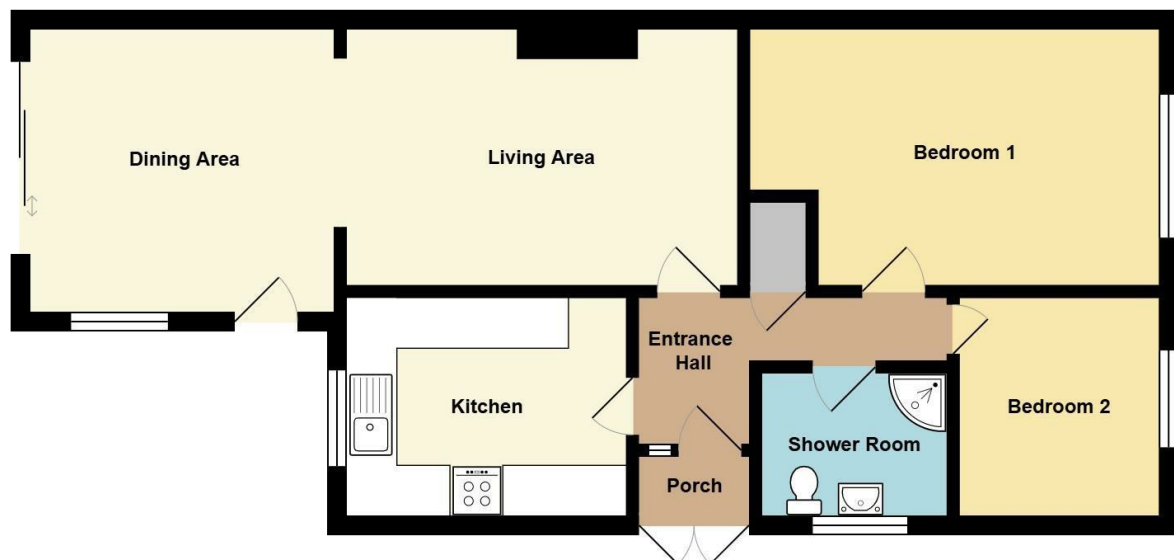
Flood Risk

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.





17 Blackfriars 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.