

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.

If you think this property may tick your boxes, please contact us to arrange a viewing.

Externally, to the front of the property is a low-maintenance garden with a footpath that leads to the front door. There is un-restricted on-street parking. At the side of the property, a shared footpath provides access to the rear garden via a pedestrian gate. The rear garden is of a good-size, and is fully-enclosed. It is laid mostly to lawn, with a patio area. It benefits from an outside WC, a brick built store, a wooden storage shed, a wooden storage shed, and a large metal storage shed.

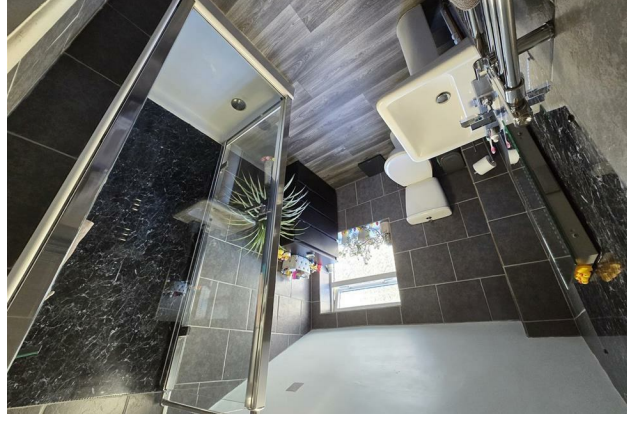
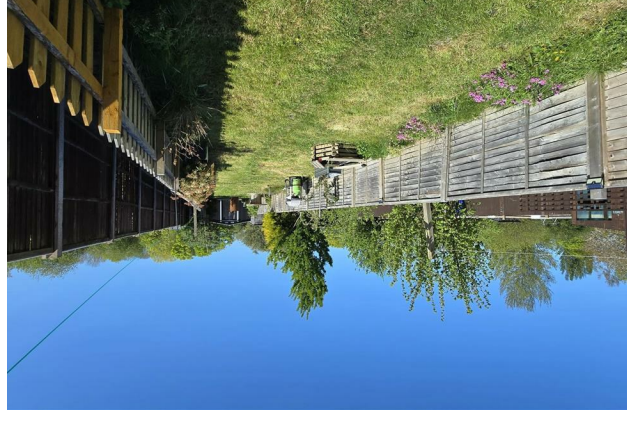
Internally, the ground floor offers a cosy living room with a bay window, a spacious fitted kitchen with room for dining too, and a separate utility room with space for appliances. The rear entrance porch provides a convenient place in which to kick off your shoes. Upstairs, there is a bright and airy master bedroom with an over-stairs storage cupboard providing hanging space, a second large double bedroom and a contemporary shower room.

An immaculately presented, 2-bedroom mid-terrace house, ideally situated close to the amenities of Sutton Bridge, including the village primary school, GP surgery, shops and pubs. Whilst offering all the conveniences of modern-day living, it retains typical late Victorian character with its high ceilings and generously proportioned rooms.

12 Chestnut Terrace, Sutton Bridge, Lincolnshire, PE12 9SX



Offers in the region of £150,000 Freehold



Living Room

12'2" x 12'0" (min) (3.73m x 3.66m (min))

Coved ceiling. Ceiling light. uPVC door with a high-level double-glazed privacy window to the front. uPVC double-glazed bay window to the front. Radiator. Cupboard housing consumer unit and gas/electric meters. Radiator. Power-points. BT point. Carpet flooring.

Lobby

Wooden stairs with carpet runner to the first floor.

Kitchen / Diner

12'2" x 11'10" (3.73m x 3.61m)

2 x ceiling lights. Wooden-framed, single-glazed window to the rear porch. Fitted range of base units comprising cupboards and drawers with a worktop over and a tiled splashback. Inset double bowl stainless steel sink and drainer with a stainless steel pot-wash tap. Freestanding 'Belling' farmhouse dual-fuel range cooker with a 7-burner gas hob. Under-stairs storage cupboard measuring approximately 1.95m x 0.90m, utilised by the current owners as a larder cupboard. Radiator. Power-points. Linoleum flooring.

Utility Room

7'11" x 6'9" (2.43m x 2.07m)

Ceiling light. Wooden-framed, single-glazed window to the side porch. Fitted base unit with a worktop over and under-counter space for a tumble dryer. Additional fitted worktop with under-counter space and plumbing for a washing machine and space and plumbing for a slim-line dishwasher. Wall-hung 'Ideal' gas-fired combi boiler. Radiator. Power-points. Linoleum flooring.

Rear Entrance Porch

8'1" x 4'6" (2.47m x 1.39m)

Part brick, part uPVC double-glazed construction, with a uPVC double-glazed door and window to the rear, and uPVC double-glazed privacy windows to the side. Laminate flooring.

Landing

12'0" x 2'6" (min) (3.66m x 0.78 (min))

2 x light pendants. Radiator. Power-point. Carpet flooring.

Bedroom 1

12'2" x 12'0" (3.72m x 3.66m)

Inset ceiling lights. uPVC double-glazed window to the front. Over-stairs storage cupboard measuring approximately 0.82m x 0.59m with hanging rail. Radiator. Power-points. Laminate flooring.

Bedroom 2

11'11" x 11'3" (3.64m x 3.45m)

Ceiling light pendant. Loft hatch. uPVC double-glazed window to the rear. Radiator. Power-points. Carpet flooring.

Shower Room

7'11" x 6'9" (2.42m x 2.07m)

Sloped ceiling. Ceiling light. uPVC double-glazed privacy window to the rear. 3-piece suite comprising of a low-level WC, a pedestal hand-basin and a shower cubicle with a mains-fed, rainfall shower. Heated towel-rail. Extractor fan. Fully-tiled walls. Linoleum flooring.

Outside

To the front of the property is a low-maintenance garden, enclosed with fencing. A footpath leads to the front door.

At the side of the property, a shared footpath provides access to the rear garden via a pedestrian gate.

The rear garden is of a good-size, and is fully-enclosed. It is laid mostly to lawn, with a patio area. It benefits from outside lighting, as well as several outbuildings which are detailed below.

Outside WC

6'5" x 2'11" (1.98m x 0.90m)

Mid-level WC. Light. Radiator.

Store

3'2" x 2'11" (0.98m x 0.90m)

Wooden Shed

6'3" x 3'10" (1.92m x 1.17m)

Metal Storage Shed

13'8" x 11'5" (4.19m x 3.49m)

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 A. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate

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

Services

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

Central heating type - Gas central heating.

Mobile Phone Signal

EE - Good outdoor

O2 - 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.



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.