

# Geoffrey & Collings Co

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## Offers in the region of £250,000 Freehold



### 16 Windsor Gardens, Long Sutton, Lincolnshire, PE12 9DY

This immaculately presented 2-bedroom detached bungalow was fully renovated in 2023, with a new kitchen and shower room, new flooring and new boiler, and so is ready for you to move into and put your feet up! Situated in a quiet cul-de-sac, within walking distance of town amenities, the bungalow is a peaceful yet convenient home which is ready for the next owner to enjoy!

The bungalow boasts a bright-and-airy dual-aspect living room, a modern kitchen/diner with integrated appliances and a separate utility room off. There is a spacious master bedroom over-looking the garden, and a second bedroom, which currently serves as a multi-functional space, with a large conservatory off. The contemporary shower room with a walk-in double shower completes the internal space.

Outside, the bungalow has a private and low-maintenance south-facing rear garden, laid to patio and artificial lawn, with a concrete base ideal for siting a storage shed. The garden can be accessed via the conservatory, the utility room, the garage or the pedestrian gate to the side of the property. To the front of the property is off-road parking for multiple vehicles (including space for a caravan/motor home if required) on the stoned driveway, with further space in the single garage which benefits from an electric roller-shutter door.

This bungalow is certainly a must-see! Contact us to arrange a viewing.

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, 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.

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

**Entrance Hall**

Inset ceiling lights. Loft hatch providing access to loft with light. Smoke detector. Composite door with double-glazed privacy windows and matching uPVC double-glazed privacy side panel to the side. Airing cupboard housing a wall-mounted 'Ideal' gas-fired combi boiler and a tubular heater with shelving. Radiator. Double power-point. Single power-point. Carpet flooring with inset door matting.

**Living Room**

15'8" x 11'5" (4.80m x 3.48m)

Inset ceiling lights. uPVC double-glazed window to the front. 2 x uPVC double-glazed privacy windows to the side. Radiator. 2 x double power-points. Triple power-point. TV point. BT point. Carpet flooring.

**Kitchen/Diner**

11'8" x 10'7" (3.58m x 3.25m)

Inset ceiling lights. uPVC double-glazed window to the front. uPVC double-glazed door and uPVC double-glazed window to the side utility room. Fitted range of matching wall and base units with a worktop over. Composite sink and drainer with a stainless steel mixer tap. 'Neve' ceramic hob. 'Neve' eye-level oven and grill. Integrated fridge-freezer. Integrated dishwasher. Radiator. 3 x double power-points plus additional points for appliances. Linoleum flooring.

**Utility Room**

9'3" x 4'9" (2.82m x 1.45m)

Inset ceiling lights. uPVC double-glazed door to the rear. uPVC double-glazed windows to the front. uPVC double-glazed privacy windows to the side. Fitted base units with a worktop over. Under-counter space and plumbing for a washing machine and space for a tumble dryer. 2 x double power-points. Linoleum flooring.

**Bedroom 1**

11'6" x 11'3" (3.53m x 3.45m)

Inset ceiling lights. uPVC double-glazed window to the rear. Radiator. 2 x double power-points. Carpet flooring.

**Bedroom 2**

10'7" x 9'8" (3.25m x 2.95m)

Inset ceiling lights. uPVC double-glazed door with 2 x uPVC double-glazed windows to the rear conservatory. Radiator. 2 x double power-points. Carpet flooring.

**Conservatory**

10'9" x 9'3" (3.28m x 2.82m)

Part-brick, part-uPVC double-glazed construction with a polycarbonate apex roof. Ceiling fan light. uPVC double-glazed French doors to the side. 3 x double power-points. Carpet flooring.

**Shower Room**

6'9" x 5'4" (2.06m x 1.63m)

Inset ceiling lights. Extractor fan. uPVC double-glazed privacy window to the side. Vanity unit housing a low-level WC and a hand basin with a storage cupboard beneath. Walk-in shower cubicle with a mains-fed, dual-headed shower over. Heated towel rail. Linoleum flooring.

**Garage**

16'0" x 8'9" (4.90m x 2.69m)

Strip light. Electric roller shutter door to the front. uPVC double-glazed window to the rear. uPVC pedestrian door to the side. Double power-point. Single power-point. Consumer unit.

**Outside**

To the front of the property is a stone driveway with block paved edging providing off-road parking for multiple vehicles, with space for a caravan/motorhome if required. New owners can enjoy seeing the recently planted border become established. There is a security light, and a pedestrian gate providing access to the rear garden.

To the rear of the property is a low-maintenance garden, laid mostly to patio with an area of artificial lawn and stone/gravel borders, ideal for standing potted plants. A concrete pad provides the ideal base for a storage shed. A pedestrian door provides access to the garage.

**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**

Mobile phone signal can be checked using the following links –

[www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

<https://www.signalchecker.co.uk/>

**Broadband Coverage**

Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**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 further information please use the following links -

[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

**Directions**

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359, and turn right onto Park Lane. Turn left onto Daniel's Gate, and left onto Delamore Way. Continue for 0.1 miles, before turning left onto Windsor Gardens. Turn left to stay on Windsor Gardens. and the bungalow is located on the right-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5.30pm. Saturday: 9:00am - 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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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13 High Street  
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## **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.**