

Offers in the region of £295,000 Freehold



## The Old Police House 160, Bridge Road, Sutton Bridge, Lincolnshire, PE12 9SF

Offered with vacant possession and no forward chain, this spacious and characterful property has much to offer. Originally the town's police house, it retains a unique charm while providing versatile accommodation throughout.

The main house features an open-plan kitchen and dining area, a living room complete with a log burner, a downstairs cloakroom, a large storage room, and a utility room, all adding to the generous space this property offers. Upstairs, there are three well-proportioned bedrooms, each benefitting from built-in storage, along with a family bathroom completing the first-floor layout.

To the rear, the generous garden is a true gardener's paradise. Including large pond with water feature, raised flowerbeds, and a spacious lawn positioned towards the back of the plot. There is also an enclosure and coop, providing the opportunity to keep chickens or similar small animals.

To the front, the property benefits from a generous in-and-out driveway, neatly bordered by flowerbeds and offering access to a large storage shed.

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.

LONG SUTTON



**Entrance Hallway**

4'4" x 3'10" (1.33 x 1.18)

Part uPVC part double-glazed door to front. Stairs. Tiled floor.

**Living Room**

17'11" x 10'10" (5.48 x 3.32)

Coved and textured ceiling. Double aspect uPVC double-glazed to front and rear. Log burner on tiled hearth with wood surround. Power points. TV aerial socket. Radiator.

**Open Plan Kitchen and Dining Room**

**Kitchen Area**

16'2" x 7'4" (4.95 x 2.26)

Cove and textured ceiling. Double aspect uPVC double-glazed windows to rear and side. Wall and base units. Tiled splashbacks. Ceramic 1 1/2 bowl sink and drainer with mixer tap over. Gas hob and lectric oven. Space and plumbing for dishwasher. Undercounter space for one appliance plus further space for tall fridge freezer. Power points.

**Dining Area**

12'9" x 13'3" (3.90 x 4.04)

Coved and textured ceiling. uPVC double-glazed window to front. Power points. Radiator. Tiled floor.

**Rear Hallway**

7'6" x 6'11" (max) (2.29 x 2.12 (max))

Textured ceiling. Stable door through to rear hallway. Part uPVC part double-glazed doors to driveway and rear garden. Radiator.

**Cloakroom**

5'6" x 2'9" (1.69 x 0.85)

Inset ceiling lights. uPVC double-glazed privacy window to side. Fully tiled. Wall-hung hand basin. Low-level WC.

**Storage Cupboard**

5'10" x 4'1" (1.78 x 1.27)

Large storage cupboard. Lighting. Shelf storage.

**Utility Room**

11'2" x 8'8" (3.42 x 2.65)

Textured ceiling. Double aspect uPVC double-glazed windows to front and rear. Wall and base units. Stainless steel 1 1/2 bowl sink and dainer. Space and plumbing for washing machine and tumble dryer. Wall-hung gas combi 'Exclusive Pro' boiler. Power points. Radiator.

**Landing**

9'0" x 5'0" (2.76 x 1.53)

uPVC double-glazed window to rear. Power point. Radiator.

**Bedroom 1**

11'1" x 10'11" (3.40 x 3.33)

Coved and textured ceiling. uPVC double-glazed window to front. Vanity hand basin with mixer tap. Built-in single wardrobe. Power points. Radiator. Hardwood flooring.

**Bedroom 2**

12'10" x 10'7" (3.93 x 3.25)

Coved and textured ceiling. uPVC double-glazed window to front. Built-in single wardrobe. Cupboard with loft access. Power points. Radiator. Hardwood flooring.

**Bedroom 3**

8'8" x 6'11" (2.65 x 2.12)

Coved and textured ceiling. uPVC double-glazed window to rear. Cupboard with shelf storage. Radiator. Power points.

**Bathroom**

7'11" x 6'4" (2.42 x 1.95)

Coved ceiling. uPVC double-glazed privacy window to rear. Vanity hand basin with shaver socket. 'P' shaped bath. Low-level WC. Tiled walls.

**Outside**

To the front of the property is a generous in-and-out driveway, surrounded by decorative flowerbeds. Off-road parking for multiple vehicles, including motorhomes or caravans. Access to a large storage shed (5.47 x 1.68) providing ample storage. A pedestrian gate to the side provides convenient access to the rear garden.

To the rear of the property is a fully enclosed gardener’s paradise, peaceful, private, and beautifully arranged. A large pond with a charming water feature creates a tranquil focal point, complemented by a patio area ideal for outdoor dining and relaxing. Additional features include a wooden potting shed with apower point, three log stores, offering ample storage and a greenhouse. A small gated garden area serving the annexe, providing its own outdoor space.

A trellis-lined pathway leads to a generous lawned area at the far end of the garden, surrounded by mature planting and large raised flowerbeds/vegetable bed.

At the very rear, there is a dedicated enclosure with a coop, perfect for keeping chickens or similar small animals.

**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**

Main house - Council Tax Band B.

Annexe (IF OCCUPIED) - Council Tax Band A.

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

**Services**

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

Central heating type - Gas

**Energy Performance Certificate**

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

**Mobile Phone Signal**

EE - Good outdoor

02 - Good outdoor

Three - Variable outdoor

Vodafone - Good outdoor

Visit the Ofcom website for further information.

**Broadband Coverage**

Standard, Superfast and Ultrafast broadband is available.

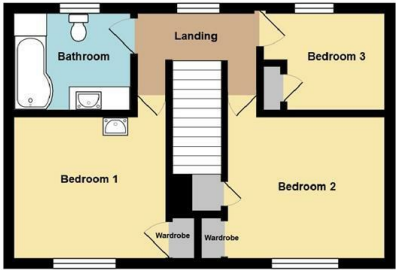
Visit the Ofcom website for further information.

**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.

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. and 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.