

Offers in the region of £210,000 Freehold



1 Youngs Row, Sutton Bridge, Lincolnshire, PE12 9SS

This extended two-bedroom end-terrace house, located close to local amenities including the Primary School and GP surgery, is bound to appeal to first-time buyers looking for a well-proportioned property ready to move into. The current owner has thoughtfully and tastefully renovated the downstairs, whilst the upstairs is a blank canvas, providing an opportunity for you to express your creative flair.

Downstairs, the property boasts a triple-aspect, contemporary kitchen with integrated appliances and a separate utility area with a convenient cloakroom. The spacious living room with its multi-fuel burner maintains a cosy feel, with the separate dining room offering space for all of the family to gather around the table.

Upstairs, the light-filled king-size master bedroom offers ample space in which to unwind after a busy day. The second double bedroom has built-in wardrobes and could be a dream for a child or utilised as a spare bedroom/office. The property is served by a well-equipped family bathroom, with a shower over the bath ensuring all preferences are catered for.

Outside, to the side of the property is a resin driveway over which is a carport. It provides off-road parking for one vehicle. Un-restricted on-street parking is also available at the front of the property. A pedestrian gate can be used to access the rear garden. The enclosed rear garden is mostly laid to lawn with some established planting, and also offers a wooden store/workshop, along with the benefit of a log store, outside power, lighting and a tap.

If this property looks good on paper, contact us to arrange a viewing in order to fully appreciate the space offered!

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

Kitchen

13'8" (max) x 12'7" (max) (4.19m (max) x 3.85m (max))

Inset ceiling lights. Feature beam. Triple-aspect room with uPVC double-glazed windows to the sides and rear. Composite door to the front. Fitted range of matching shaker wall, base and full height units with a worktop over. Inset 1 and 1/2 bowl ceramic sink and drainer with a mixer tap. 'Zanussi' 4-burner gas hob with contemporary extractor over. Integrated 'CDA' oven and grill. Integrated fridge-freezer. Undercounter space and plumbing for an additional appliance. Tall radiator. Power-points. Door matting to entrance area with LVT flooring beyond.

Utility Room

4'9" x 2'11" (1.46m x 0.91m)

Ceiling light pendant. uPVC double-glazed window to the rear. Undercounter space and plumbing for a washing machine. Power-point. Tile flooring.

Cloakroom

4'9" x 2'5" (1.46m x 0.74m)

Coved ceiling. Ceiling light pendant. uPVC double-glazed privacy window to the rear. Low-level WC. Radiator. Extractor fan. Half-tiled walls. Tile flooring.

Living Room

14'11" (max) x 11'11" (4.56m (max) x 3.65m)

Coved ceiling. Ceiling light. Double-aspect room with uPVC double-glazed door to the rear and uPVC double-glazed window to the side. 2 x wall lights. Multi-fuel burner on a tiled hearth with a tiled surround and wooden mantle over. Under-stairs storage cupboard. Column radiator. Power-points. TV point. Carpet flooring. Double doors to the dining room.

Dining Room

18'2" (max) x 10'2" (min) (5.56m (max) x 3.10m (min))

Coved ceiling. Ceiling light. 2 x uPVC double-glazed windows to the front. Open fireplace with wooden mantle and tiled hearth (NB. The chimney has been capped). Column radiator. Power-points. BT point. Laminate flooring with carpeted stairs to the first floor.

Landing

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Carpet flooring.

Bedroom 1

14'11" (max) x 10'0" (4.57m (max) x 3.07m)

Coved ceiling. Ceiling light. 2 x uPVC double-glazed windows to the front. 2 x wall lights. Tiled fireplace. Radiator. Carpet flooring.

Bedroom 2

12'0" x 7'4" (max) (3.66m x 2.25m (max))

Coved ceiling. Ceiling light pendant. Loft hatch. uPVC double-glazed window to the rear. Built-in wardrobe and additional built-in cupboard providing storage and housing the gas-fired combi boiler. Radiator. Power-points. Carpet flooring.

Bathroom

8'4" x 6'0" (2.55m x 1.84m)

Coved ceiling. Inset lights. uPVC double-glazed window to the rear. 3-piece suite comprising of a vanity unit housing the low-level WC and hand basin and a bath with a mains-fed, dual-headed shower with a shower curtain over. Heated towel rail. Radiator. Extractor. Light-up mirror with shaving point. Part-tiled walls. Tile flooring.

Outside

To the side of the property is a resin driveway over which is a carport. It provides off-road parking for one vehicle. Un-restricted on-street parking is also available at the front of the property. A pedestrian gate can be used to access the rear garden.

The enclosed rear garden is mostly laid to lawn with an established tree and borders. A concrete footpath leads to the wooden workshop with a polycarbonate roof. The workshop measures approximately 4.86m x 3.65m). There is the benefit of a log store, which can easily be accessed from the living room. There is the additional benefit of outside power, lighting and a tap.

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 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. There is a 'Hive' heating system installed, making it possible to control the heating remotely.

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.

Identification & Anti-Money Laundering Checks

In accordance with our legal and regulatory requirements, all purchasers are required to complete identification and Anti-Money Laundering (AML) checks through Thirdfort, our independent verification provider. A fee of £35 + VAT per person is payable for these checks.

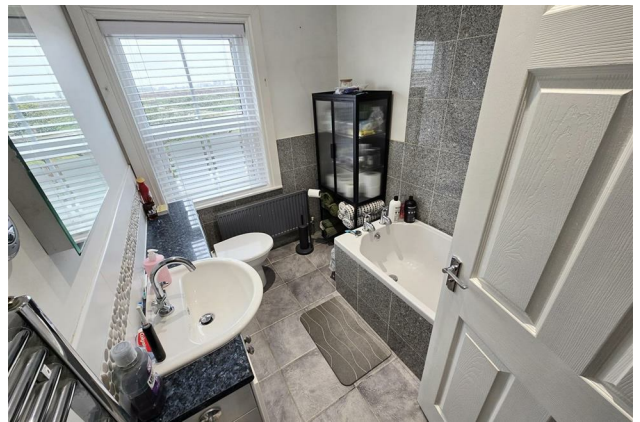
FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5.00pm. Saturday: 9.00am to 1.00pm.

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

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King's Lynn
Norfolk
PE30 1NN

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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.