



Offers in the region of £230,000 Freehold



47 Falklands Road, Sutton Bridge, Lincolnshire, PE12 9XF

Offered with NO FORWARD CHAIN, a 3-bedroom detached bungalow situated on a popular estate within walking distance of village amenities. Whilst some buyers may wish to update the bungalow, it presents a wonderful opportunity to turn a personal vision of an ideal home into a reality that can be enjoyed for the next chapter of life.

The bungalow can be entered through either the front or side porches, which are ideal for kicking off shoes and hanging coats. The bungalow itself boasts a cosy living room off which is a garden room which could serve as a place for dining, relaxing or entertaining whilst enjoying the garden views. The kitchen/breakfast room has ample space for storage and appliances. The generous king-size master bedroom and second large double bedroom with a bay window could become peaceful retreats after a busy day, whilst the third single bedroom has built-in storage but could be a lovely office or craft room if preferred. The property is equipped with a family bathroom, as well as a convenient cloakroom.

Outside, at the front boundary of the property is a picket fence, with an opening to a tarmac driveway which provides off-road parking for multiple vehicles. There is a lawned front garden with an established border and an additional bed ready for planting. The rear garden can be accessed via pedestrian gates which are located at both sides of the bungalow. It is a fully enclosed garden, with an area of lawn and an expanse of concrete hardstanding ideal for positioning outside furniture. There are established trees and bushes. Beyond the rear boundary fence is farmland, over which spectacular sunsets can be enjoyed. A single garage provides additional space for storage or a vehicle.

Arrange a viewing today to fully appreciate the potential this bungalow offers.

LONG SUTTON

Front Porch

6'10" x 4'7" (2.10m x 1.42m)
uPVC double-glazed windows to the front and side. uPVC double-glazed privacy door to the side. Wooden-framed glazed door to the entrance hall.
Light. Double power-point. Tile flooring.

Entrance Hall

Coved and textured ceiling. 2 x ceiling lights. Loft hatch. Smoke detector. Airing cupboard measuring approximately 1.06m x 0.67m housing a hot water cylinder with shelving. Radiator. Double power-point. BT point. Thermostat. Carpet flooring.

Kitchen/Breakfast Room

11'6" x 10'4" (3.51m x 3.15m)
Coved and textured ceiling. Strip light. Smoke detector. uPVC double-glazed window to the front. Fitted range of wall and base units with a worktop over and a tiled splashback. Stainless steel sink and drainer with a stainless steel mixer tap. Freestanding 'Creda' cooker. Under-counter space and plumbing for a washing machine. Space for a tall fridge-freezer. Radiator. 3 x double power-points. 3 x single power-points. TV point. Carpet flooring.

Side Porch

5'3" x 3'2" (1.61m x 0.97m)
uPVC double-glazed windows to the front and the side. uPVC double-glazed privacy door to the rear. Wooden-framed glazed door to the kitchen. Light. Alarm panel. Carpet flooring.

Living Room

15'8" x 11'3" (max) (4.78m x 3.45m (max))
Coved and textured ceiling. Ceiling fan light. 2 x wall lights. uPVC double-glazed door with matching uPVC double-glazed side panel to the rear garden room. 'Baxi Bermuda GF Super' coal-effect gas fire with a back boiler set on a tiled hearth with a wooden mantle. Radiator. 3 x double power-points. TV point. Carpet flooring.

Garden Room

12'11" (max) x 10'6" (3.95m (max) x 3.22m)
Brick-construction with a polycarbonate roof. Strip light. uPVC double-glazed window to the rear. uPVC double-glazed french doors with matching uPVC double-glazed side panels to the side. Wall-mounted 'Baxi Brazili Slimline 5s' convector heater. Double power-point. Linoleum flooring.

Cloakroom

7'4" x 3'6" (max) (2.24m x 1.08m (max))
Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy window to the front. Mid-level WC. Pedestal hand basin. Radiator. Part-tiled floors. Tile flooring.

Bedroom 1

12'0" x 11'3" (3.66m x 3.44m)
Coved and textured ceiling. Ceiling fan light. uPVC double-glazed window to the rear. Radiator. 2 x double power-points. Single power-point. Carpet flooring.

Bedroom 2

10'4" (min) x 8'7" (3.16m (min) x 2.64m)
Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed bay window to the front. Radiator. Power-points. Carpet flooring.

Bedroom 3

11'3" (max) x 7'1" (max) (3.45m (max) x 2.18m (max))
Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the rear. Storage cupboard with shelving measuring approximately 1.03m x 0.51m. Radiator. Double power-point. Carpet flooring.

Bathroom

7'3" x 6'7" (2.22m x 2.02m)
Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy window to the front. 3-piece suite comprising a low-level WC, a pedestal hand basin and a bath with a mixer tap and shower head attachment, as well as a wall-mounted 'Heatstore Esprit' electric shower over. Radiator. Fully-tiled walls. Shaving point. Tile flooring.

Outside

At the front boundary of the property is a picket fence, with an opening to a tarmac driveway with a turning point which provides off-road parking for multiple vehicles. There is a lawned front garden with an established border and an additional bed ready for planting. There is an outside light and an outside tap. The rear garden can be accessed via pedestrian gates which are located at both sides of the bungalow. It is a fully enclosed garden, with an area of lawn and an expanse of concrete hardstanding ideal for positioning outside furniture. There are established trees and bushes. The garden benefits from outside lighting. Beyond the rear boundary fence is farmland, over which spectacular sunsets can be enjoyed.

Garage

Single garage with an up-and-over door to the front and a personnel door to the side.

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.

Local Area

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.

Council Tax

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

Energy Performance Certificate

EPC Rating TBC. 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 - Variable in-home, 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.