

Offers in the region of £290,000 Freehold



4 Cowpers Gate, Long Sutton, Lincolnshire, PE12 9GG

This immaculately presented three-bedroom detached bungalow is situated in the sought-after location of Cowpers Gate, Long Sutton. Offering spacious and flexible accommodation, this home is ideal for those looking to retire, downsizers, or those looking for single-level living.

The property features a generous living room with a feature electric fireplace, a fully fitted kitchen with space for a dining table, and the option of a separate dining room or additional reception room. The principal bedroom benefits from an en-suite shower room, while a family bathroom serves the remaining bedrooms. A handy utility room with pantry storage adds further practicality.

To the rear, you'll find a fully enclosed, low-maintenance garden, attractively landscaped with a variety of shrubs and bushes. A large patio provides the perfect space for outdoor dining or relaxation.

The front of the property offers a block-paved driveway with well-kept borders, a single garage, and a ramp to the front door for easy access

Early viewing is highly recommended to appreciate all this fantastic bungalow has to offer.

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 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.

Hallway

20'0" x 4'8" (6.11 x 1.44)

Coved and textured ceiling. uPVC double-glazed decorative glass door to front with side panel. Smoke alarm. Loft access. 'Nest' thermostat. Access to cupboard. Internet socket. Radiator.

Living Room

16'0" x 11'10" (4.88 x 3.62)

Coved and textured ceiling. uPVC double-glazed bay-style window to front. Feature electric fireplace with marble effect hearth and wooden surround. 2 x TV aerial sockets. 4 x double power points. 4 x USB sockets. 2 x wall lights. 2 x Radiators.

Kitchen

11'2" x 8'7" (3.42 x 2.64)

Coved and textured ceiling. Smoke alarm. Carbon monoxide alarm. uPVC double-glazed window to rear. Matching wall and base units with worktop over. Ceramic 1 1/2 bowl sink and drainer with mixer tap over. Tiled splashbacks. 'Beko' single oven. 'Hotpoint' gas hob with integrated extractor fan over. 3 x double power points. TV aerial socket. Telephone point. Radiator.

Utility Room

9'3" (max) x 8'11" (2.83 (max) x 2.72)

Coved and textured ceiling. uPVC double-glazed door to garden. uPVC double-glazed double-aspect windows to rear and side. Wall and base units with worktop over. Stainless steel sink with mixer tap. Space and plumbing for dishwasher and washing machine. Space for tall fridge freezer. Access to good-sized pantry. Double power points.

Bedroom 1

14'6" x 10'4" (4.44 x 3.15)

Coved and textured ceiling. Smoke alarm. uPVC double-glazed window to rear. Five door fitted wardrobe. Fitted chest of drawers. Telephone point. 3 x double power points. TV aerial socket. Radiator.

En Suite

6'3" (to shower) x 3'9" (1.93 (to shower) x 1.16)

Coved and textured ceiling. uPVC double-glazed privacy window to side. Vanity basin. Low level WC with hidden cistern. Double shower cubicle with mains fed, dual-head shower. Shaver sockets. Heated towel rail. Tiled floor.

Bedroom 2

11'6" x 10'2" (3.51 x 3.11)

Coved and textured ceiling. uPVC double-glazed window to front. Smoke alarm. 2 x double power points. Radiator.

Bedroom 3

11'5" x 7'1" (3.50 x 2.18)

Coved and textured ceiling. Smoke alarm. uPVC double-glazed window to side. Double power point. TV aerial socket. Radiator.

Bathroom

7'4" x 5'4" (2.24 x 1.64)

Coved and textured ceiling. Inset ceiling lights. uPVC double-glazed privacy window to rear. Pedestal basin. Low-level WC. Panel bath with shower over, mains fed with dual heads. Radiator.

Garage

15'6" x 9'1" (4.74 x 2.77)

Single garage. 'Up and over' garage door. Lighting. Wall-hung 'Ideal' boiler.

Outside

To the rear, there is a fully enclosed, wrap around low-maintenance garden, thoughtfully designed with a variety of shrubs and bushes. Patio areas to the back and side. offers the ideal space for outdoor dining or relaxation. The garden provides a peaceful setting and serves as a haven for local wildlife. A lovely "secret garden" with secluded seating. Wooden shed. Outdoor tap. Outdoor lighting.

To the front of the property is a block-paved driveway, attractively bordered with shrubs and bushes. A ramp leads up to the front door, providing easy access.

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 C. 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

EE - Good in-home and outdoor

02 - Good (outdoor only)

Three - Good (outdoor only)

Vodafone - Good (outdoor only)

Visit the Ofcom website for further information.

Broadband Coverage

Standard and Superfast 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.

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and turn left onto Bull Lane. Take a slight left onto Trafalgar Square and follow the road for approximately 0.6 miles. Turn right onto Cowpers Gate. 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.





17 Blacktriars Street
King's Lynn
Norfolk
PE30 1NN

7b Hunstanton Road
Dersingham
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.