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## Offers in the region of £155,000 Freehold



### 82 Daniels Gate, Long Sutton, Lincolnshire, PE12 9LG

Offered for sale with no forward chain, this two-bedroom detached bungalow enjoys a semi-rural location while remaining close to local amenities, making it ideal for those seeking convenient, single-storey living. The property features a generous lounge, a fully fitted kitchen, and two double bedrooms served by the family bathroom.

To the rear is a garden laid mainly to lawn and bordered by mature trees and hedging, providing a pleasant and private outdoor space. Within the garden is a useful hobby shed with power and lighting, ideal for use as a craft room, garden studio, or workspace.

To the front, a low-maintenance gravel garden complements a gravel driveway providing off-road parking for multiple vehicles, with further parking and storage available in the single detached garage.

Please note that whilst the property is of non-standard construction, incorporating a steel frame with brick surround, there are several lenders who may consider it mortgageable.

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**

Part uPVC part double-glazed door to front. Loft access. 2 x cupboards, one housing hot water cylinder. Power points. Radiator.

**Living Room**

13'1" x 16'0" (4.01m x 4.89m)

uPVC double-glazed window to front. TV aerial socket. Radiator power points.

**Kitchen**

11'6" x 10'9" (3.53m x 3.30m)

uPVC double-glazed double aspect windows to side and rear. Part uPVC part double-glazed door to side. Range of wall and base units with worktop over. Single bowl stainless steel sink. Eye-level 'Newworld' intergrated electric oven and grill. 4-ring electric hob. Space for fridge freezer. Space and plumbing for washing machine and tumble dryer. Freestanding oil boiler.

**Bedroom 1**

12'9" x 10'7" (3.91m x 3.23m)

uPVC double-glazed bay-style window to front. Power points. Radiator.

**Bedroom 2**

11'10" x 10'7" (3.63m x 3.23m)

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

**Bathroom**

6'9" x 7'6" (2.06m x 2.29m)

uPVC double-glazed twin aspect windows to rear. Shower cubicle with electric shower. Pedestal hand basin. Low-level WC. Wall-hung electric heater. Tiled floor.

**Single Detached Garage**

15'8" x 8'7" (4.80m x 2.64m)

'Up and over' garage door. Lighting and power.

**Hobby Shed**

11'4" x 10'5" (3.47 x 3.20)

Wooden shed. Power and lighting.

**Outside**

To the front of the property is a low-maintenance gravel garden, with off-road parking for multiple vehicles and additional space provided by the single detached garage. To the rear is an enclosed garden featuring mature trees and hedging, mainly laid to lawn with a patio area. Outdoor tap and lighting.

**Agent's Note**

Whilst the property is of non-standard construction, incorporating a steel frame with brick construction, there are several lenders who may deem the property mortgageable.

**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 F. 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 - Oil central heating.

## Mobile Phone Signal

EE - Good outdoor

02 - Good outdoor

Three - Poor to none outdoor

Vodafone - Variable outdoor

Visit the Ofcom website for further information.

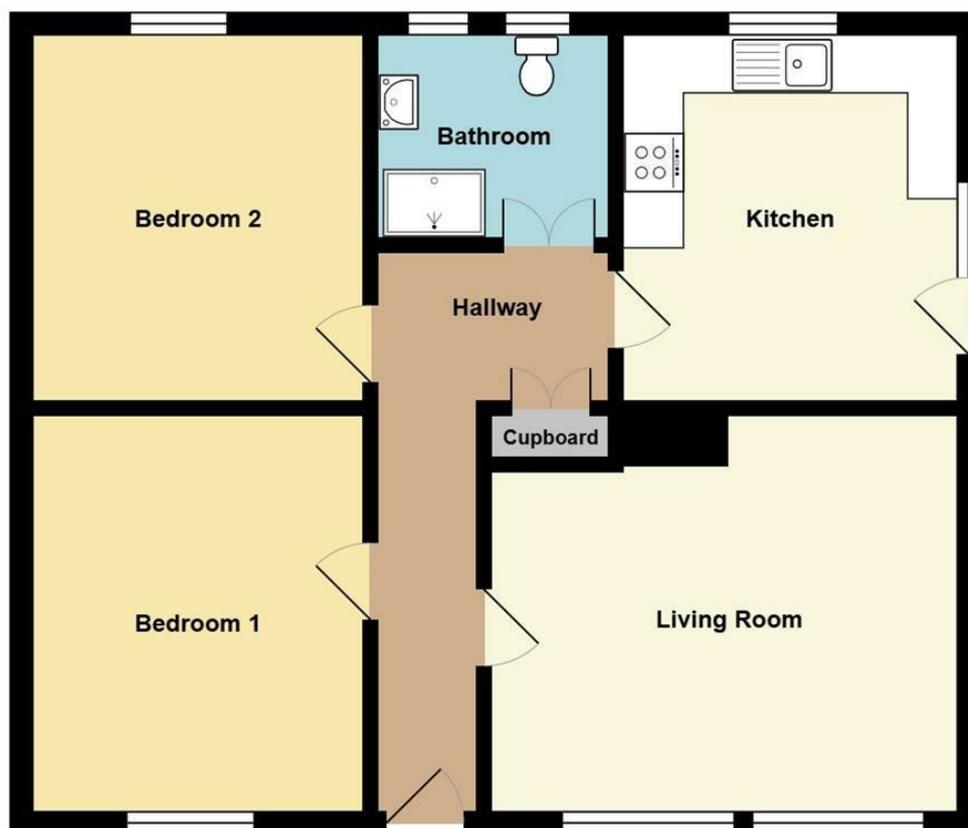
## Broadband Coverage

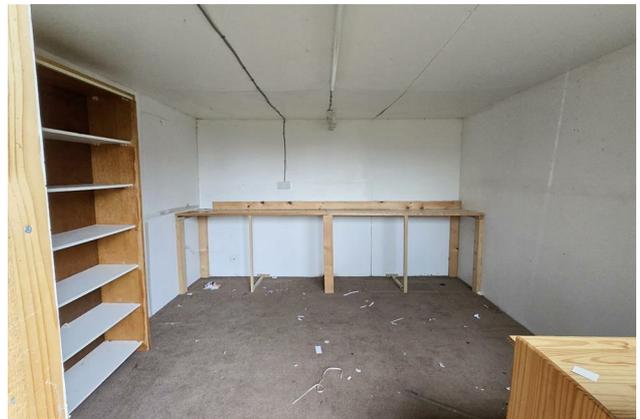
Standard, Superfast and Ultrafast broadband is available.

Visit the Ofcom website for further information.

## Flood Risk

This postcode is deemed as a low risk of surface water flooding and a low risk of flooding from rivers and the sea.





17 Blacktrials 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](mailto: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.**