



LONG SUTTON

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, Frommengers, 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 small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

This bungalow is certainly a must-see! Contact us to arrange a viewing.

Outside, the bungalow has a private and low-maintenance south-facing rear garden, laid to patio and artificial lawn, with a concrete base ideal for siting a storage shed. The garden can be accessed via the conservatory, the utility room, the garage or the pedestrian gate to the side of the property. To the front of the property is off-road parking for multiple vehicles (including space for a caravan/motor home if required) on the stoned driveway, with further space in the single garage which benefits from an electric roller-shutter door.

The bungalow boasts a bright-and-airy dual-aspect living room, a modern kitchen/diner with integrated appliances and a separate utility room off. There is a spacious master bedroom over-looking the garden, and a second bedroom, which currently serves as a multi-functional space, with a large conservatory off. The contemporary shower room with a walk-in double shower completes the internal space.

This immaculately presented 2-bedroom detached bungalow was fully renovated in 2023, with a new kitchen and shower room, new flooring and new boiler, and so is ready for you to move into and put your feet up! Situated in a quiet cul-de-sac, within walking distance of town amenities, the bungalow is a peaceful yet convenient home which is ready for the next owner to enjoy!

16 Windsor Gardens, Long Sutton, Lincolnshire, PE12 9DY



Offers in the region of £250,000 Freehold

Entrance Hall

Inset ceiling lights. Loft hatch providing access to loft with light. Smoke detector. Composite door with double-glazed privacy windows and matching uPVC double-glazed privacy side panel to the side. Airing cupboard housing a wall-mounted 'Ideal' gas-fired combi boiler and a tubular heater with shelving. Radiator. Double power-point. Single power-point. Carpet flooring with inset door matting.

Living Room

15'8" x 11'5" (4.80m x 3.48m)

Inset ceiling lights. uPVC double-glazed window to the front. 2 x uPVC double-glazed privacy windows to the side. Radiator. 2 x double power-points. Triple power-point. TV point. BT point. Carpet flooring.

Kitchen/Diner

11'8" x 10'7" (3.58m x 3.25m)

Inset ceiling lights. uPVC double-glazed window to the front. uPVC double-glazed door and uPVC double-glazed window to the side utility room. Fitted range of matching wall and base units with a worktop over. Composite sink and drainer with a stainless steel mixer tap. 'Neve' ceramic hob. 'Neve' eye-level oven and grill. Integrated fridge-freezer. Integrated dishwasher. Radiator. 3 x double power-points plus additional points for appliances. Linoleum flooring.

Utility Room

9'3" x 4'9" (2.82m x 1.45m)

Inset ceiling lights. uPVC double-glazed door to the rear. uPVC double-glazed windows to the front. uPVC double-glazed privacy windows to the side. Fitted base units with a worktop over. Under-counter space and plumbing for a washing machine and space for a tumble dryer. 2 x double power-points. Linoleum flooring.

Bedroom 1

11'6" x 11'3" (3.53m x 3.45m)

Inset ceiling lights. uPVC double-glazed window to the rear. Radiator. 2 x double power-points. Carpet flooring.

Bedroom 2

10'7" x 9'8" (3.25m x 2.95m)

Inset ceiling lights. uPVC double-glazed door with 2 x uPVC double-glazed windows to the rear conservatory. Radiator. 2 x double power-points. Carpet flooring.

Conservatory

10'9" x 9'3" (3.28m x 2.82m)

Part-brick, part-uPVC double-glazed construction with a polycarbonate apex roof. Ceiling fan light. uPVC double-glazed French doors to the side. 3 x double power-points. Carpet flooring.

Shower Room

6'9" x 5'4" (2.06m x 1.63m)

Inset ceiling lights. Extractor fan. uPVC double-glazed privacy window to the side. Vanity unit housing a low-level WC and a hand basin with a storage cupboard beneath. Walk-in shower cubicle with a mains-fed, dual-headed shower over. Heated towel rail. Linoleum flooring.

Garage

16'0" x 8'9" (4.90m x 2.69m)

Strip light. Electric roller shutter door to the front. uPVC double-glazed window to the rear. uPVC pedestrian door to the side. Double power-point. Single power-point. Consumer unit.

Outside

To the front of the property is a stone driveway with block paved edging providing off-road parking for multiple vehicles, with space for a caravan/motorhome if required. New owners can enjoy seeing the recently planted border become established. There is a security light, and a pedestrian gate providing access to the rear garden.

To the rear of the property is a low-maintenance garden, laid mostly to patio with an area of artificial lawn and stone/gravel borders, ideal for standing potted plants. A concrete pad provides the ideal base for a storage shed. A pedestrian door provides access to the garage.

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 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

Mobile phone signal can be checked using the following links –

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

<https://www.signalchecker.co.uk/>

Broadband Coverage

Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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 further information please use the following links -

www.gov.uk/check-long-term-flood-risk

www.gov.uk/request-flooding-history

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359, and turn right onto Park Lane. Turn left onto Daniel's Gate, and left onto Delamore Way. Continue for 0.1 miles, before turning left onto Windsor Gardens. Turn left to stay on Windsor Gardens. and 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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.