



Offers in the region of £249,500 Freehold



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

A rare opportunity to secure a turnkey bungalow in a prime location within walking distance to the town centre.

This beautifully presented two-bedroom detached bungalow is perfectly positioned in a sought-after and well-established residential location. The generous and inviting living room offers the perfect space for both relaxation and entertaining. A fully fitted kitchen provides room for a dining table – ideal for everyday living or hosting guests. A separate utility room adds further convenience, keeping laundry and household tasks neatly out of sight.

The property features two well-proportioned double bedrooms, both bright and comfortable, serviced by a stylish and modern bathroom.

Outside, the bungalow continues to impress. The rear garden is fully enclosed with fencing, offering a safe and peaceful retreat. It features a charming gravelled seating area and is beautifully planted with mature shrubs and bushes to create a tranquil setting.

To the front, the driveway provides ample off-road parking for 3–4 vehicles, in addition to a single garage offering further storage or secure parking.

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 challenging Golf Course along with the Sir Peter Scott Walk.

LONG SUTTON

Entrance Hall

Coved, textured ceiling. Hatch providing access to the boarded loft. uPVC double-glazed door with a matching uPVC double-glazed side panel. Cupboard measuring approximately 0.89m x 0.89m housing the 'Worcester' combi-boiler. Radiator. Double power-point. BT point. LVT flooring.

Living Room

12'8" x 12'8" (3.88m x 3.87m)
Coved, textured ceiling. uPVC double-glazed window to the front. Radiator. 3 x double power-points. TV point. LVT flooring.

Kitchen

14'0" x 8'6" (4.27m x 2.60m)
Coved, textured ceiling. Inset ceiling lights. uPVC double-glazed window to the rear. Fitted range of matching wall and base units with a worktop over and tiled splash backs. 1 and 1/2 bowl stainless steel sink and drainer with a stainless steel mixer tap. Built-in oven with a ceramic hob and an extractor fan over. Double power-point with twin USB ports. 2 x double power-points. 2 x single power-points.

Utility Room

8'3" x 7'4" (2.52m x 2.24m)
Coved, textured ceiling. uPVC double-glazed windows to the rear and to the side, uPVC double-glazed door to the side. Space for an under-counter fridge. Space and plumbing for a washing machine. 2 x double power-points.

Bedroom 1

11'8" x 10'8" (3.57m x 3.27m)
Coved, textured ceiling. uPVC double-glazed window to the front. Radiator. 2 x double power-points. Newly fitted carpet flooring.

Bedroom 2

10'8" x 9'8" (3.27m x 2.96m)
Coved, textured ceiling. uPVC double-glazed window to the rear. Radiator. 2 x double power-points. LVT flooring.

Bathroom

8'9" (max) x 5'7" (max) (2.69m (max) x 1.72m (max))
Coved, textured ceiling. Inset ceiling lights. uPVC double-glazed privacy window to the rear. 3-piece suite comprising a low-level vanity WC, a vanity hand basin unit and a panelled bath with a mixer tap with a shower head attachment. Stainless steel heater towel radiator. Part-tiled walls.

Garage

16'2" x 8'9" (4.94m x 2.69m)
With up and over door to the front and uPVC double-glazed window to the side. Power and lighting.

Outside

To the front of the bungalow is a driveway providing off-road parking for 3-4 vehicles. There is a security light. A pathway leads around to the main entrance door which is found at the side of the property.

To the rear of the bungalow is a lawned garden, enclosed with fencing, with a gravelled seating area and mature shrubs and bushes. It benefits from an outside 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 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

EE - Good in-home and outdoor
02 - Good (outdoor only)
Three - Variable in-home, good outdoor
Vodafone - Good (outdoor only)

Visit the Ofcom website for further information

Broadband Coverage

Standard, Superfast and Ultrafast broadband is available.

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 right onto Park Lane. Turn left onto Daniels Gate, and then left onto Delamore Way. Turn left onto Windsor Gardens. and left again to stay on Windsor Gardens. 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.



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.