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Offers in the region of £249,500 Freehold



46 Market Street, Long Sutton, Lincolnshire, PE12 9DF

Nestled down a private driveway, is this individual and exceptionally spacious 2-bedroom semi-detached bungalow. Located in the heart of Long Sutton, this hidden gem is a peaceful retreat, whilst still being close to local amenities.

The bungalow offers a convenient entrance porch, off which is a bathroom with a 4-piece suite that caters for individual bathing/showering preferences. The fitted kitchen is open to the dining room with French doors onto the garden creating an ideal entertaining space, whilst the separate utility room provides space for storing your laundry/household essentials. The living room has an abundance of light streaming through the bay window and 2 further windows, with the multi-fuel burner serving as a real focal point and creating a cosy atmosphere. The master bedroom is bright and airy in presentation, again benefitting from a bay window, with a second double bedroom overlooking the garden being a dream for guests.

Externally, the large mature garden is situated at the side of the bungalow, and can be accessed via a pedestrian gate from the driveway, or through the doors from the dining room. A raised patio area, ideal for outside dining and entertaining, extends from the dining room, whilst the majority of the garden is otherwise laid to lawn with established trees and hedging. The greenhouse, with a raised bed close by, provides an opportunity to create a vegetable patch, with the wooden storage shed providing space for storing gardening tools/equipment etc. The cabin is a quiet space in which to enjoy a cup of tea whilst relaxing with a book, or could be converted to an outside bar for keen entertainers. With a brick-built workshop, store and outhouse, the bungalow is bound to appeal to a hobbyist/craftsperson. The car port provides undercover parking for 1 vehicle, with plenty of off-road parking for other vehicles.

Don't miss out on making this unique bungalow your own in which to create lasting memories.

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

Porch

7'6" x 4'1" (2.30 x 1.26)

2 x uPVC double-glazed velux windows. Composite door with double-glazed leaded privacy window to the front. Wooden framed privacy door to the lobby. uPVC double-glazed window to the side. uPVC double-glazed window to the kitchen. Wall light. Radiator. Tile flooring.

Lobby

4'3" x 4'1" (1.30 x 1.26)

Sloped ceiling with inset light. uPVC double-glazed window to the side. Radiator. Double power-point. Laminate flooring. Wide opening to the kitchen.

Living Room

13'3" (max) x 12'10" (min) (4.04 (max) x 3.93 (min))

Ceiling light pendant. uPVC double-glazed bay window to the front. 2 x uPVC double-glazed windows to the side. Multi-fuel burning stove set in chimney breast on a brick hearth with a wooden mantle. Radiator. 3 x double power-points. BT point. Carpet flooring.

Dining Room

13'10" x 9'11" (4.23 x 3.03)

Ceiling light pendant. uPVC double-glazed French doors to the side. Radiator. 3 x double power-points. Single power-point. TV point. Laminate flooring.

Kitchen

11'3" (max) x 10'2" (3.45 (max) x 3.10)

Inset ceiling lights. uPVC double-glazed window to the side porch. Fitted range of matching wall and base units with a worktop over and a tiled splashback. Stainless steel sink and drainer with a stainless steel mixer tap. 'Blomberg' ceramic hob with a stainless steel extractor over. 'Beko' oven and grill. Integrated 'Blomberg' dishwasher. Built-in larder cupboard. Space for a tall fridge-freezer. 3 x double power-points. Laminate flooring. Wide opening to the dining room.

Hallway

Ceiling light. Smoke detector. uPVC double-glazed window to the side. Radiator. Double power-point. BT point.

Utility Room

6'10" x 3'7" (2.10 x 1.11)

Inset ceiling lights. uPVC double-glazed window to the side. Radiator. Space and plumbing for a washing machine. Double power-point. Laminate flooring.

Bedroom 1

12'9" (min) x 10'8" (3.90 (min) x 3.27)

Ceiling light pendant. uPVC double-glazed bay window to the front. uPVC double-glazed window to the side. Radiator. 2 x double power-points. Single power-point. TV point. Carpet flooring.

Bedroom 2

10'4" x 8'11" (3.17 x 2.73)

Ceiling light pendant. uPVC double-glazed window to the side. Radiator. 2 x double power-points. Carpet flooring.

Bathroom

10'9" x 5'3" (3.30 x 1.62)

Sloped ceiling with inset lights. uPVC double-glazed privacy window to the rear. 4-piece suite comprising a low-level WC, a pedestal hand basin, a panel bath and a shower enclosure with a mains fed shower. Fully tiled walls. Heated towel rail. Wall-mounted vanity unit. Tile flooring.

Outside

Down the private gravel driveway is an off-road parking area for multiple vehicles, and numerous linked outbuildings (detailed below). The mature garden is situated at the side of the bungalow, and can be accessed via a pedestrian gate from the driveway, or through the french doors from the dining room. Immediately from the dining room is a raised patio area, ideal for outside dining and entertaining, with the majority of the garden otherwise laid to lawn with established trees and hedging. The greenhouse, with a raised bed close-by, provides an opportunity to create a vegetable patch, whilst the wooden storage shed offers space for storage of gardening tools and equipment etc. The cabin (further details below) provides a quiet space in which to enjoy a cup of tea whilst relaxing with a book, or could be converted to an outside bar for keen entertainers. The garden also benefits from an outside tap, an outside double power-point and lighting.

Car Port

15'5" x 9'3" (4.72 x 2.84)

Wooden construction with a felt roof and a uPVC double-glazed window to the side.

Log store

3'10" x 2'6" (1.19 x 0.77)

An open-fronted wooden store ideal for the storage of logs.

Workshop

16'8" x 9'3" (5.10 x 2.82)

Brick-built with a tiled roof. uPVC double-glazed privacy door to the side. uPVC double-glazed windows to the front and side. Strip light. 2 x double power-points.

Store

10'5" x 3'11" (3.19 x 1.20)

Brick-built with a tiled roof.

Outhouse

11'3" x 11'0" (3.43 x 3.37)

Brick-built with a tiled roof. uPVC double-glazed window to the side. Double power-point.

Cabin

16'5" x 8'2" (5.01 x 2.50)

Wooden cabin with French doors and windows to the front, sides and rear with external decking area.

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 - Oil central heating

Mobile Phone Signal

Mobile phone signal coverage 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

Local Area

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 small Marina, a challenging golf course and the Sir Peter Scott Walk

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 for approximately 0.2 miles, where the private driveway to 46 Market Street is located on the right-hand side along with our board.

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.