

LONG SULLIVAN

With recently replaced UPVC windows and doors, a year old, 'Worcester' gas boiler, 23 owned and south-facing solar panels with 2 storage batteries installed in 2022, and an 'Eddi' unit which converts surplus energy to heat the water, energy efficiency will be something you don't need to consider for years to come.

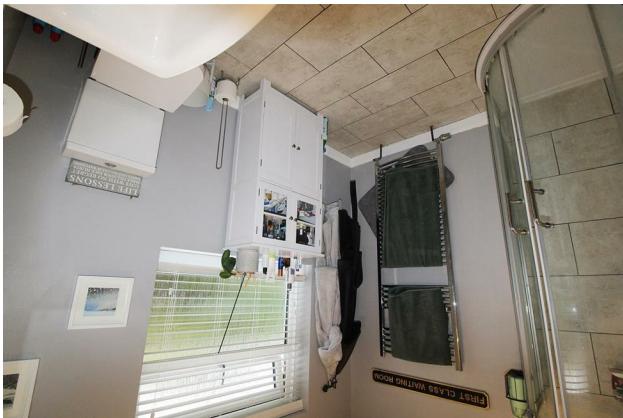
Standing in a charming wavy-around gardens laid mostly to lawn with established shrubs, bushes, hedging and fruit trees, and further benefitting from a hexagonal wooden gazebo set over the patio area, a greenhouse offering room for numerous vehicles including a motorhome if required. With a Zappi EV fast car charger and further space available in the garage, every possibility is catered for.

Whilst retaining a wealth of its original 1930s period style charm, the property has been extensively updated, and its character is now perfectly complemented by bi-fold doors opening onto a southerly-facing balcony. A separate entrance provides access to the rear garden and a single garage.

Sandown Station Road, Long Sutton, Lincolnshire, PE12 9BP



Offers in the region of £450,000 Freehold



#### 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 along with the Sir Peter Scott Walk.

#### Porch

6'0" x 3'6" (1.84 x 1.08)

uPVC double-glazed stained glass door to front with uPVC double-glazed side panel. uPVC double-glazed window to side. Tile flooring.

#### Hallway

24'1" (max) x 6'0" (7.36 (max) x 1.84)

Papered textured ceiling. Smoke detector (wifi linked). Wooden-framed double-glazed stained glass door with matching side panels from the porch. Loft hatch providing access to partially boarded loft. 2 x wall lights. Dado rail. Radiator. 1 x single power-point. BT point. Parquet flooring.

#### Living Room

22'0" x 11'3" (6.73 x 3.45)

Coved ceiling. 2 x ceiling roses with light pendants. uPVC double-glazed bay-style window to rear. uPVC double-glazed French doors to rear. Log-burning stove set on coordinating hearth. 2 x radiators. 3 x double power-points. TV point. Partially tiled, partially carpeted flooring.

#### Kitchen/Diner

24'11" (max) x 16'8" (max) (7.60 (max) x 5.09 (max))

Inset ceiling lights and feature island light. Skylight. Double-glazed bi-folding doors to side. Fitted range of contemporary wall and base units comprising a combination of cupboards and drawers with quartz worktops over and LED lighting under. 3 x eye-level 'Hisense' ovens. Eye-level 'Electric' microwave. 'Bosch' warming tray. Ceramic hob with integrated extractor over. Space for a freestanding American-style fridge-freezer. Extensive centre island with inset 1 and 1/2 bowl ceramic sink with 'Quooker' tap providing instant boiling and filtered water, an integrated 'Hotpoint' dishwasher, a wine cooler and integrated bins providing space for breakfast stools. 2 x tall radiators. 8 x double power-points, 1 x single power-point and additional power-points for appliances. Glazed privacy serving hatch to bedroom 1. Tile flooring.

#### Utility Room

11'8" x 5'1" (3.57 x 1.56)

Ceiling light. Smoke-detector (wifi linked). Wall-mounted 'Worcester' boiler installed in 2023. Wall-mounted consumer unit installed in 2022. 'Eddi' solar power diverter which diverts excess energy to heat the hot water. Space and plumbing for a washing machine. Space and venting for a tumble dryer. Hot and cold water taps. Radiator. 6 x double power-points and 1 x emergency double power-point. Tile flooring.

#### Shower Room

7'11" x 6'8" (2.43 x 2.05)

Ceiling light. uPVC double-glazed privacy window to side. 3-piece suite comprising a low-level WC, a vanity basin unit and a corner shower cubicle with a wall-mounted 'Triton' electric shower. Mirror light. Heated towel rail. Part-tiled walls. Shaving point.

#### Bedroom 1

14'11" x 11'11" (4.57 x 3.64)

Ceiling rose with light. uPVC double-glazed bay window with fitted window seat to front. Chimney breast with wooden mantle and inset log-burning stove. Picture rail. Serving hatch with privacy glazing to kitchen. Radiator. 1 x double emergency power-point and 1 x single power-point. Wooden flooring.

#### Bedroom 2

12'0" x 11'11" (3.66 x 3.65)

Ceiling light pendant. uPVC double-glazed bay window to front. Open chimney breast. Picture rail. Range of freestanding wardrobes providing shelving and hanging space. Radiator. 2 x double power-points. Wooden flooring.

#### Bedroom 3

12'0" x 11'11" (3.66 x 3.65)

Ceiling light pendant. uPVC double-glazed window to side. Chimney breast with decorative fireplace. Built-in storage cupboard. Radiator. 2 x double power-points. Carpet flooring.

#### Bedroom 4

12'0" x 10'0" (min) (3.66 x 3.05 (min))

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

#### Bathroom

7'10" x 7'10" (2.41 x 2.39)

Ceiling light. uPVC double-glazed privacy window to rear. 3-piece suite comprising a roll top bath with claw feet, a vanity basin unit and a mi-level WC. Airing cupboard housing a hot water cylinder with shelving. Mirror light. Heated towel rail. Part-tiled walls. Tile flooring.

#### Integral Garage

12'6" x 11'7" (3.83 x 3.55)

with electric roller shutter door. Strip light. Loft hatch providing access to the boarded loft space. 2 x 9.5kwh batteries storing solar power. Tap.

#### Outside

The charming wrap-around gardens to the rear and side of the property provide the perfect retreat from the hustle and bustle of life. They are laid mostly to lawn with established shrubs, bushes, hedging and fruit trees (plums, pears and apples). There is a patio area over which is an attractive hexagonal wooden gazebo with a polycarbonate roof providing an ideal covered space for outside dining. With a greenhouse and 2 wooden storage sheds there is ample space for everyone's requirements. There is an outside power-point and lighting, as well as hot and cold water taps.

To the front of the property is a further pretty area of established garden. There is a driveway offering parking for numerous vehicles including a motorhome if required. The area further benefits from 2 up-and-down lights and a 'Zappi' EV 7.5kwh fast car charger.

#### 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 D. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

#### Energy Performance Certificate

EPC Rating A. 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. The property also benefits from a well which means reduced water rates.

Central heating type - Gas central heating

#### Solar Panels

23 south-facing panels were installed to the property in 2022 and are owned outright.

#### 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](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

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

#### Broadband Coverage

The current owner advises that he currently has 1gb broadband provided by Lightspeed.

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 medium risk of surface water flooding and 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](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

#### Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and turn left onto Bull Lane. Continue onto Trafalgar Square/B1390 and onto Station Road where in 0.1 miles the property is located on the left-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 5:00pm. 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.