



LONG SUTTON

A wonderful opportunity to purchase a charming country cottage enjoying open field views and set within grounds extending to approximately 0.5 acre (STMS). The property is full of character and offers a delightful country kitchen featuring a log burner, with a large conservatory opening off the kitchen and overlooking the gardens. To the front of the property is a generous living room, ideal for relaxing and entertaining. The ground-floor accommodation also includes a side conservatory/boot room accessed from the utility room, adding to the home's practical country appeal, along with a spacious family bathroom. Upstairs are three generous double bedrooms, including a principal bedroom with en-suite shower room. Outside, the grounds extend to around 0.5 acre and showcase mature borders, fruit trees and sweeping lawns, enhancing the cottage's rural charm. There are also separate enclosed areas, one laid to lawn, ideal for children to play and one laid to gravel to allow pets to roam freely. The property also offers a double garage/workshop and extensive off-road parking suitable for multiple vehicles, caravans or a motorhome.

A must-see home, rich in character and offering excellent potential for extension, with previous (now expired) planning permission and detailed plans available. The small but busy Market Town of Long Sutton is located approximately 2 miles away and 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

Primrose Cottage Blazegate, Gedney, Lincolnshire, PE12 0AD

Offers in the region of £350,000 Freehold





**Entrance Hall**

7'5" x 4'7" (2.27 x 1.42)  
uPVC door with double glazed peep window to hallway with high ceiling. uPVC double glazed window to side. Large understairs cupboard. 1 x double power point. Electric panel radiator/heater. Tiled floor. Stairs to the first floor. NB: A new Electric Digitally Controlled Radiator Installed

**Living Room**

13'11" x 11'3" (4.25 x 3.45)  
Textured and coved ceiling. uPVC double glazed window to front. Coal effect electric fire with tile surround and hearth with wooden mantle. Telephone socket. Power points. Tiled floor. NB: A new Electric Digitally Controlled Radiator Installed

**Kitchen/Diner**

14'0" x 11'1" (4.29 x 3.39)  
Textured and coved ceiling. 2 x uPVC double-glazed windows to side. Sliding doors to conservatory. Range of matching solid wood base units with worktop over. Tiled splashbacks. Stainless steel sink and drainer with twin taps over. Brand new 'Belling' double oven and hob. Space for under counter fridge. Log burner on marble hearth with wooden mantle (HETAS certified). Wood effect laminate floor.

**Conservatory**

11'6" x 11'6" (3.52 x 3.52)  
Part brick, part uPVC double glazed with "cool in summer, warm in winter" roof. uPVC double glazed french doors to rear garden. Power points. Tiled floor.

**Utility Room**

9'10" x 7'7" (3.02 x 2.32)  
Textured and coved ceiling. uPVC double glazed window to side. uPVC double glazed door to side conservatory. Wooden base unit with stainless steel sink and drainer with twin taps over. Fixed worktop with tiled splash-backs. Tall wooden cupboard. Space for tall fridge/freezer. Power points. Stainless steel electric radiator. Tiled floor.

**Side Conservatory**

8'0" x 5'8" (2.46 x 1.73)  
Part brick, part uPVC double glazed with "cool in summer, warm in winter" roof. uPVC double glazed door to front. Electric radiator. Power points. Tiled floor.

**Bathroom**

9'10" x 6'5" (3.01 x 1.96)  
Textured and coved ceiling. uPVC double glazed window to rear. Fully tiled walls and floor. Low level WC. Pedestal hand basin. Panelled bath with mains fed shower and screen over. Very large shelved cupboard housing hot water cylinder. Stainless steel electric towel rail/radiator.

**Landing**

7'6" x 2'11" (2.29 x 0.89)  
Wood-panelled ceiling. Smoke alarm. Tiled floor.

**Bedroom 1**

10'4" x 9'11" (min) (3.15 x 3.03 (min))  
Wood-panelled ceiling. uPVC double glazed window to rear. Power points. Tiled floor. NB: A new Electric Digitally Controlled Radiator Installed.

**En-Suite Shower room**

6'1" x 3'9" (1.86 x 1.15)  
Textured and coved ceiling. uPVC double glazed window to rear. Power points. Tiled floor.

**Bedroom 2**

13'11" x 11'4" (4.25 x 3.47)  
Textured and coved ceiling. uPVC double glazed window to rear. Power points. Wooden floor. NB: A new Electric Digitally Controlled Radiator Installed.

**Bedroom 3**

11'8" x 10'7" (3.57 x 3.24)  
Textured and coved ceiling. uPVC double glazed window to front. Power points. Wooden floor. NB: A new Electric Digitally Controlled Radiator Installed.

**Outside**

Extending to approximately 0.5 acre (STMS), the grounds are tucked away in the countryside and feature mature fruit trees, lawned areas, and a variety of bushes, shrubs and plants. A gated, gravelled area provides a safe and secure place for children and pets to roam freely. To the side of the property, there is off-road parking for multiple vehicles, a caravan or a motorhome.

**Detached Double Garage**

16'2" x15'8" (4.94 x4.79)  
Up and over door. uPVC double glazed window to the rear. Metal pedestrian door to garden.

**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 C. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

**Energy Performance Certificate**

EPC Band F. If you would like to view the full EPC, please enquire at our Long Sutton office.

**Services**

Mains electric, water and private drainage are all understood to be installed at this property.

Heating type - Electric

**Mobile Phone Signal**

EE - Good outdoor, variable in-home  
02 - Good outdoor  
Three - Variable outdoor  
Vodafone - Good outdoor

Visit the Ofcom website for further information.

**Broadband Coverage**

Standard and Superfast broadband is available.

Visit the Ofcom website for further information.

**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.

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. and Saturday 9:00am to 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.