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## Offers in the region of £150,000 Freehold



### 12 Chestnut Terrace, Sutton Bridge, Lincolnshire, PE12 9SX

An immaculately presented, 2-bedroom mid-terrace house, ideally situated close to the amenities of Sutton Bridge, including the village primary school, GP surgery, shops and pubs. Whilst offering all the conveniences of modern-day living, it retains typical late Victorian character with its high ceilings and generously proportioned rooms.

Internally, the ground floor offers a cosy living room with a bay window, a spacious fitted kitchen with room for dining too, and a separate utility room with space for appliances. The rear entrance porch provides a convenient place in which to kick off your shoes. Upstairs, there is a bright and airy master bedroom with an over-stairs storage cupboard providing hanging space, a second large double bedroom and a contemporary shower room.

Externally, to the front of the property is a low-maintenance garden with a footpath that leads to the front door. There is un-restricted on-street parking. At the side of the property, a shared footpath provides access to the rear garden via a pedestrian gate. The rear garden is of a good-size, and is fully-enclosed. It is laid mostly to lawn, with a patio area. It benefits from an outside WC, a brick built store, a wooden storage shed, and a large metal storage shed.

If you think this property may tick your boxes, please contact us to arrange a viewing.

The village of Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The small but busy Market Town of Long Sutton is located approximately 2 miles away and has a good range of amenities including. 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. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

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

**Living Room**

12'2" x 12'0" (min) (3.73m x 3.66m (min))

Coved ceiling. Ceiling light. uPVC door with a high-level double-glazed privacy window to the front. uPVC double-glazed bay window to the front. Radiator. Cupboard housing consumer unit and gas/electric meters. Radiator. Power-points. BT point. Carpet flooring.

**Lobby**

Wooden stairs with carpet runner to the first floor.

**Kitchen / Diner**

12'2" x 11'10" (3.73m x 3.61m)

2 x ceiling lights. Wooden-framed, single-glazed window to the rear porch. Fitted range of base units comprising cupboards and drawers with a worktop over and a tiled splashback. Inset double bowl stainless steel sink and drainer with a stainless steel pot-wash tap. Freestanding 'Belling' farmhouse dual-fuel range cooker with a 7-burner gas hob. Understairs storage cupboard measuring approximately 1.95m x 0.90m, utilised by the current owners as a larder cupboard. Radiator. Power-points. Linoleum flooring.

**Utility Room**

7'11" x 6'9" (2.43m x 2.07m)

Ceiling light. Wooden-framed, single-glazed window to the side porch. Fitted base unit with a worktop over and under-counter space for a tumble dryer. Additional fitted worktop with under-counter space and plumbing for a washing machine and space and plumbing for a slim-line dishwasher. Wall-hung 'Ideal' gas-fired combi boiler. Radiator. Power-points. Linoleum flooring.

**Rear Entrance Porch**

8'1" x 4'6" (2.47m x 1.39m)

Part brick, part uPVC double-glazed construction, with a uPVC double-glazed door and window to the rear, and uPVC double-glazed privacy windows to the side. Laminate flooring.

**Landing**

12'0" x 2'6" (min) (3.66m x 0.78 (min))

2 x light pendants. Radiator. Power-point. Carpet flooring.

**Bedroom 1**

12'2" x 12'0" (3.72m x 3.66m)

Inset ceiling lights. uPVC double-glazed window to the front. Over-stairs storage cupboard measuring approximately 0.82m x 0.59m with hanging rail. Radiator. Power-points. Laminate flooring.

**Bedroom 2**

11'11" x 11'3" (3.64m x 3.45m)

Ceiling light pendant. Loft hatch. uPVC double-glazed window to the rear. Radiator. Power-points. Carpet flooring.

**Shower Room**

7'11" x 6'9" (2.42m x 2.07m)

Sloped ceiling. Ceiling light. uPVC double-glazed privacy window to the rear. 3-piece suite comprising of a low-level WC, a pedestal hand-basin and a shower cubicle with a mains-fed, rainfall shower. Heated towel-rail. Extractor fan. Fully-tiled walls. Linoleum flooring.

**Outside**

To the front of the property is a low-maintenance garden, enclosed with fencing. A footpath leads to the front door.

At the side of the property, a shared footpath provides access to the rear garden via a pedestrian gate.

The rear garden is of a good-size, and is fully-enclosed. It is laid mostly to lawn, with a patio area. It benefits from outside lighting, as well as several outbuildings which are detailed below.

**Outside WC**

6'5" x 2'11" (1.98m x 0.90m)

Mid-level WC. Light. Radiator.

**Store**

3'2" x 2'11" (0.98m x 0.90m)

**Wooden Shed**

6'3" x 3'10" (1.92m x 1.17m)

**Metal Storage Shed**

13'8" x 11'5" (4.19m x 3.49m)

**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 A. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

## Energy Performance Certificate

EPC Rating E. 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.

Central heating type - Gas central heating.

## Mobile Phone Signal

EE - Good outdoor

O2 - Good outdoor

Three - Good outdoor

Vodafone - Good outdoor

Visit the Ofcom website for further information.

## Broadband Coverage

Standard, Superfast and Ultrafast 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.

For more information, visit the gov.uk website.

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 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.





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## **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.**