

# LONG SUTTON

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.

The property is offered with vacant possession and no forward chain. Externally, the home benefits from a pretty, low-maintenance rear garden, mainly laid to lawn with attractive decorative borders, an ideal space for outdoor dining, gardening, or enjoying warmer months. To the front, there is the added advantage of off-road parking with a carport, providing both convenience and peace of mind. Upstairs, the property continues to impress with two well-proportioned bedrooms, both offering plenty of natural light, along with a stylish family bathroom.

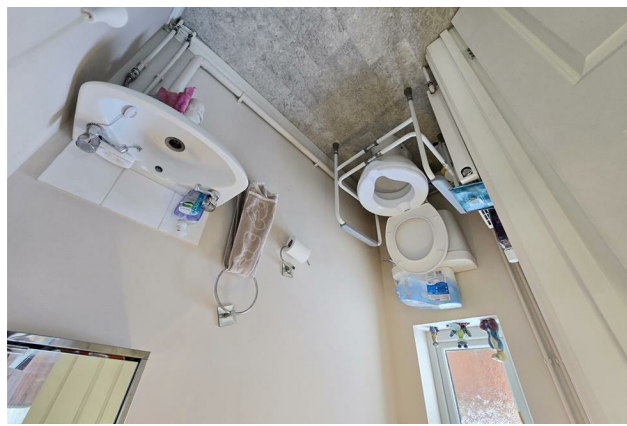
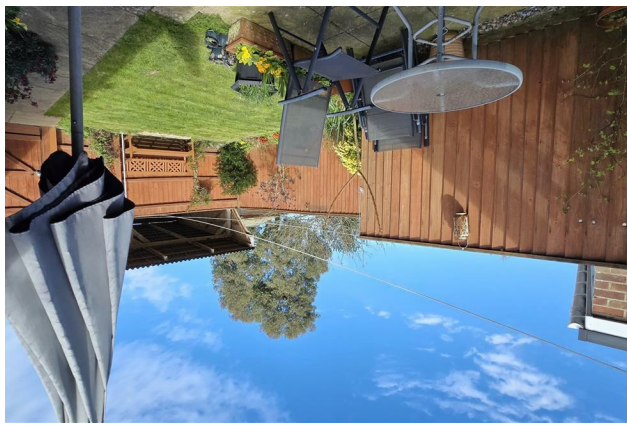
The ground floor welcomes you with a bright and inviting living room, a modern, fully-fitted kitchen, complemented by a useful utility space. Added convenience with a downstairs WC. Light-filled conservatory, which overlooks the garden and creates a versatile additional living space, perfect as a dining area, home office, or simply a place to unwind while enjoying views of the outdoors.

Calling all first-time buyers – this beautifully presented two-bedroom semi-detached home provides the perfect opportunity to step onto the property ladder. Ideally situated close to the amenities of Sutton Bridge, including the village primary school, GP surgery, shops and pubs. This property offers a wonderful balance of comfort and practicality.

## 1B Youngs Row, Sutton Bridge, Lincolnshire, PE12 9SS



Offers in the region of £165,000 Freehold



### Living Room

15'3" x 12'8" (4.67 x 3.88)

Coved and textured ceiling. uPVC double-glazed door to the front and uPVC double-glazed window to the front. Access to understairs cupboard. TV aerial point. BT Openreach socket. Power points. Radiator. Fitted carpet.

### Kitchen

12'8" x 7'5" (3.88 x 2.27)

Coved and textured ceiling. uPVC double-glazed window to conservatory. Modern matching wall and base units, including large drawer storage. Stainless steel sink with mixer tap over and drainer. Eye-level single electric oven. 'Bosch' electric hob with extractor over. Space and plumbing for dishwasher. Space for tall fridge freezer, Laminate flooring.

### Conservatory

13'4" x 8'7" (4.08 x 2.62)

Polycarbonate roof. uPVC double-glazed windows. Lighting. Power points.

### Utility Space

6'3" x 3'11" (1.91 x 1.21)

Coved and textured ceiling. uPVC double-glazed sliding door to conservatory. Wall-hung 'Ideal Logic' gas boiler. Space and plumbing for washing machine and tumble dryer. Power points. Laminate flooring.

### Downstairs Cloakroom

5'7" x 2'7" (1.72 x 0.81)

Coved and textured ceiling. uPVC double-glazed privacy glass window to rear. Wall-hung hand basin. Low-level WC. Extractor fan. Radiator. Laminate flooring.

### Bedroom 1

12'0" x 8'10" (3.67 x 2.71)

Coved ceiling. uPVC double-glazed window to front. Built-in wardrobe. Loft access. Power points. Radiator. Fitted carpet.

### Bedroom 2

10'9" x 5'10" (3.30 x 1.78)

Coved and textured ceiling. uPVC double-glazed window to side. Power points. Radiator. Fitted carpet.

### Bathroom

7'6" x 6'6" (2.31 x 2.00)

Coved and textured ceiling. uPVC double-glazed privacy window to rear. 'P' shaped bath with dual-head mains-fed shower. Vanity basin. Low-level WC. Heated towel rail. Extractor fan. Laminate flooring.

### Outside

To the rear is a well-maintained, low-maintenance garden featuring a manicured lawn with decorative flower beds. A paved pathway leads through the garden and provides access to a car port, offering off-road parking for two vehicles. There is also a small paved courtyard, accessed via a separate door from the conservatory. Outdoor tap and lighting.

### 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.

### Services

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

Central heating type - Gas central heating

### Council Tax

Council Tax Band A. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

### Energy Performance Certificate

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

### Mobile Phone Signal

EE - Good outdoor

O2 - Good outdoor

Three - Variable 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.



**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.