

Offers in the region of £199,950 Freehold



61 Lowgate, Lutton, Lincolnshire, PE12 9HP

A generously proportioned 2-bedroom link-detached house on a popular residential street in the quiet village of Lutton, offered with NO FORWARD CHAIN and perfect for first-time buyers looking for a property that is move-in ready with potential to put your stamp on it over time.

Through the convenient entrance porch is a spacious living room boasting a log-burning stove. The fitted kitchen offers ample storage and a range-style cooker making catering for residents and guests a delight. An opening from the kitchen leads to the former garage, which has been converted to a dual-aspect dining room with french doors opening onto the garden - an ideal entertaining space.

Upstairs, the property boasts two large double bedrooms, both being flooded with light through their 2 windows. The family bathroom benefits from a shower over the bath.

Outside, to the front of the property is a gravelled driveway providing off-road parking for multiple vehicles. To the rear of the property is a fully enclosed and low-maintenance garden, laid mostly to patio slabs with established beds of shrubs and bushes adding a splash of colour. There is ample space on which to position outdoor furniture, from which you can enjoy views of a neighbouring paddock at the rear or the garden.

The small but busy Market Town of Long Sutton is approximately 2 miles away. It 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.

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

Porch

3'10" x 3'8" (1.19m x 1.12m)

Coved and textured ceiling. Ceiling light. uPVC door with matching uPVC double-glazed privacy side panel to the front. Consumer unit. BT point. Laminate flooring.

Living Room

15'8" x 15'0" (4.80m x 4.59m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the front. 2 x wall lights. Log-burning stove set on a tiled hearth with tiled surround and a wooden mantle over. 2 x double power-points. Single power-point. Carpet flooring with carpeted stairs to the first floor.

Kitchen

14'11" x 10'10" (4.57m x 3.31m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy door to the rear. uPVC double-glazed window to the rear. Fitted range of matching wall and base units with a worktop over and clad splashbacks. Stainless steel sink and drainer with a stainless steel mixer tap. Freestanding 'Belling' range-style cooker with a 7-burner gas hob and an extractor over. Under-stair storage cupboard measuring approximately 1.04m x 0.90m with shelving and a double power-point. Wall-mounted 'Worcester' gas-fired combi boiler. Radiator. 3 x double power-points. 2 x single power-points. TV point. Tile flooring.

Dining Room

16'1" x 8'0" (4.92m x 2.44m)

Coved and textured ceiling. 2 x ceiling lights. Loft hatch. uPVC double-glazed window to the front. uPVC double-glazed french doors to the rear. Radiator. 4 x double power-points. 2 x TV points. BT point. Carpet flooring.

Landing

Coved and textured ceiling. Ceiling light pendant. Loft hatch. Airing cupboard measuring approximately 0.81m x 0.71m. Single power-point. Carpet flooring.

Bedroom 1

15'0" x 11'6" (4.59m x 3.53m)

Coved and textured ceiling. Ceiling light pendant. 2 x uPVC double-glazed windows to the front. Radiator. 2 x double power-points. Single power-point. TV point. BT point. Carpet flooring.

Bedroom 2

15'0" x 7'6" (4.59m x 2.31m)

Coved and textured ceiling. Ceiling light pendant. 2 x uPVC double-glazed windows to the rear. Radiator. Double power-point. Single power-point. Carpet flooring.

Bathroom

8'1" (max) x 7'1" (2.48m (max) x 2.18m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy window to the side. 3-piece suite comprising a low-level WC, a pedestal hand basin and a panelled bath with a stainless steel mixer with a wall-mounted shower head attachment and a bi-fold shower screen over. Heated towel rail. LVT flooring.

Outside

To the front of the property is a gravelled driveway providing off-road parking for multiple vehicles, with pretty flower bed adding to the kerb appeal. A pedestrian gate at the side of the property provides access to the rear garden.

To the rear of the property is a fully enclosed and low-maintenance garden, laid mostly to patio slabs with established beds of shrubs and bushes adding a splash of colour. There is ample space on which to position outdoor furniture, from which you can enjoy views of a neighbouring paddock at the rear or the garden. The garden benefits from a wooden storage shed, as well as outside lighting and an outside tap.

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 C. 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 - Gas central heating.

Mobile Phone Signal

EE - Good outdoor

O2 - Variable outdoor

Three - Variable outdoor

Vodafone - Variable 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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King's Lynn
Norfolk
PE30 1NN

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PE31 6HH

50 Marshland Street
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Norfolk
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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.