

## LONG SUTTON

Tieking boxes? Contact us to arrange a viewing!

Outside, to the front of the bungalow is a lawned garden, with 2 driveways providing parking for 3 vehicles. To the rear is a fully-enclosed, not over-locked lawned

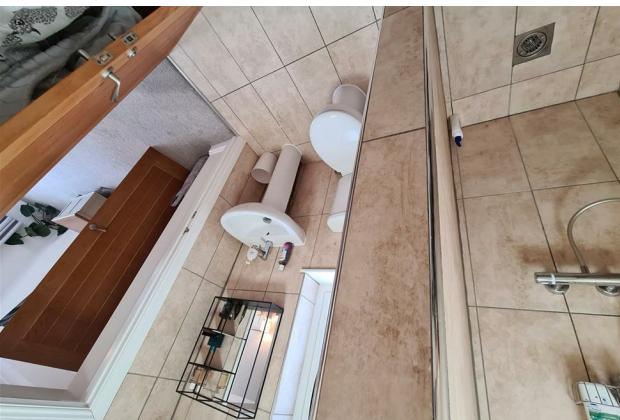
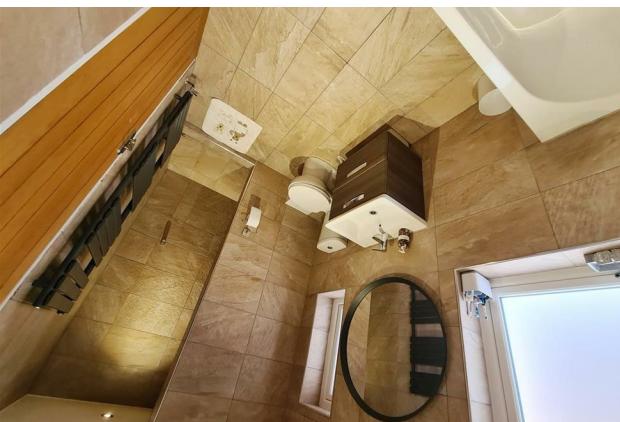
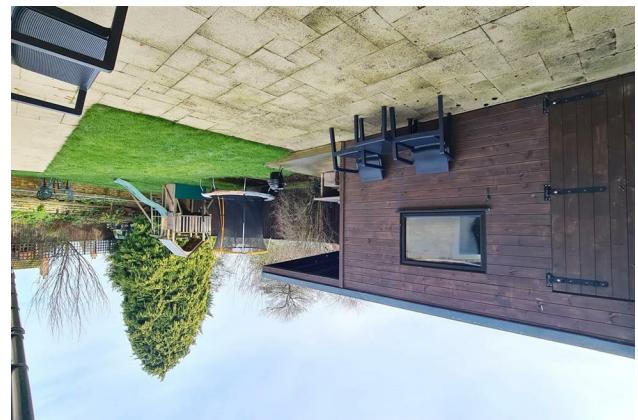
garden, with a patio area perfect for sun loungers/outdoor furniture, and a covered deck providing shelter whatever the weather. There are stepped flower beds adding interest as the seasons change. The super-sized wooden garage could be utilised as workshop/storage/hobby space - the possibilities are endless!

Once socialising is over, you can wander through the inner hall to the quiet wing of the bungalow. Here, you will find the 3 bedrooms, all enjoying garden views,

which is over, you can wander through the inner hall to the quiet wing of the bungalow. Here, you will find the 3 bedrooms, all enjoying garden views, as well as the family bathroom. The Impressive master suite, complete with an en-suite shower room and a dressing room, really is the ultimate private space in

home office or a craft area for children/grandchildren where the mess doesn't matter.

Nestled down a quiet lane with no through traffic, this thoughtfully extended 3-bedroom bungalow offers modern, spacious and immaculately presented



**Offers in the region of £375,000 Freehold**

**Entrance Lobby**

2 x uPVC double-glazed windows to the front. uPVC double-glazed door to the front. Wooden-framed window to the side utility room. Decorative tile flooring.

**Hall**

6'11" x 5'10" (2.11m x 1.78m)

Coved ceiling. Ceiling light pendant. Radiator. Double power-point. BT point.

**Inner Lobby**

6'9" x 5'2" (2.06m x 1.58m)

Coved ceiling. Inset ceiling lights. Smoke detector. Radiator. 2 x double power-points. Single power-point.

**Cloakroom**

5'2" x 2'8" (1.58m x 0.83m)

Coved ceiling. Inset ceiling light. uPVC double-glazed privacy window to the side. Radiator. 2-piece suite comprising of a wall-mounted hand basin and a low-level WC.

**Utility Room**

16'6" x 9'11" (5.04m x 3.04m)

Strip light. uPVC double-glazed window to the front, uPVC double-glazed window to the side. Fitted base units with a worktop over and inset 1 and 1/2 bowl stainless steel sink and drainer with a stainless steel mixer tap. Under-counter space and plumbing for a washing machine and space for a tumble dryer. Matching wall unit. Wall-mounted 'Baxi' combi-boiler. Wall-mounted consumer unit. Radiator. 5 x double power-points.

**Kitchen/Diner**

17'10" x 12'2" (min) (5.45m x 3.72m (min))

Coved ceiling. Inset ceiling lights. uPVC double-glazed window to the side. uPVC double-glazed door to the side. Fitted range of matching wall and base units with a solid wood worktop over. 1 and 1/2 bowl ceramic sink and drainer with a stainless steel mixer tap. Eye-level 'AEG' oven and warming tray. 'Indesit' electric hob with an integrated 'Bosch' extractor over. Integrated 'Beko' dishwasher. Walk-in storage/pantry cupboard measuring approximately 1.87m x 0.89m with internal light. 4 x double power-points. 2 x double power-points with dual USB ports.

**Living Room**

29'9" x 12'11" (9.09m x 3.94m)

Coved ceiling. 2 x ceiling lights. Dual-aspect room with uPVC double-glazed window to the front. uPVC double-glazed French doors with uPVC double-glazed side panels to the rear. 2 x radiators. 7 x double power-points. TV point.

**Inner Hallway**

Coved ceiling. 3 x ceiling light pendants. Smoke detector. Radiator. 2 x double-power-points.

**Bedroom 1**

17'8" x 11'11" (5.39m x 3.64m)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Radiator. 6 x double power-points. TV point. Carpet flooring.

**Dressing Room**

7'10" x 6'0" (2.39m x 1.84m)

Coved ceiling. Ceiling light. High-level uPVC double-glazed privacy window to the side. Hanging rails. Carpet flooring. Underfloor heating.

**En-Suite**

7'10" x 5'4" (max) (2.39m x 1.64m (max))

Coved ceiling. 2 x ceiling lights. uPVC double-glazed privacy window to the front. Extractor. 3-piece suite comprising of a low-level WC, a pedestal hand basin, and a walk-in, mains-fed shower. Heated towel rail. Fully tiled walls and floor. Underfloor heating.

**Bedroom 2**

12'8" (max) x 11'11" (max) (3.88m (max) x 3.64m (max))

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Radiator. 3 x double power-points. TV point. Carpet flooring.

**Bedroom 3**

10'0" (to wardrobes) x 7'11" (3.07m (to wardrobes) x 2.43m)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Built-in wardrobes approximately 0.61m in depth. Radiator. 2 x double power-points. Carpet flooring.

**Bathroom**

12'9" (max) x 5'10" (3.90m (max) x 1.80m)

Inset ceiling lights. 2 x extractors. 2 x uPVC double-glazed privacy windows to the side. 4-piece suite comprising a floating vanity basin with storage drawers, a low-level WC, a bath with centre mixer tap and a walk-in shower with a mains-fed dual-headed rainfall shower. Fully-tiled walls and floor. Heated towel radiator. Underfloor heating.

**Outside**

To the front of the property is a lawned garden with an established border, with a concrete driveway providing off-road parking for 1 vehicle, and a second granite driveway providing off-road parking for a further 2 vehicles. Outside lights illuminate the front of the property, with an outside tap perfectly positioned for car washing also in situ.

To the rear of the property is a fully-enclosed, not over-looked lawned garden, with a patio area ideal for positioning sun loungers/outdoor furniture. When a break from the sun is needed, the covered deck is the ideal space on which to relax or entertain. There are stepped flower beds at the bottom of the garden, currently used for a multitude of purposes such as a flower bed, vegetable bed and a base for a chicken coop. With a wooden storage shed providing space for storing gardening equipment close by, the beds could easily be re-purposed to your desire. Outside lighting makes it possible to enjoy the garden well into the evening, with a further outside tap also making garden maintenance easy. There is a pedestrian door to the garage, meaning it could easily serve as additional storage or a workshop space.

**Garage**

33'11" x 12'01" (10.34m x 3.68m)

Wooden construction, with double doors to the front, as well as pedestrian doors to the front and side. Window to the side. Power 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.

**Local Area**

The village of Sutton Bridge has a range of shops and amenities including a doctors surgery and a post office, 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.

**Council Tax**

Council Tax Band C. 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

02 - 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. and Saturday 9:00am to 2:00pm.

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.