

Offers in the region of £160,000 Freehold



4 Churchill Court, Long Sutton, Lincolnshire, PE12 9HH

Move straight into this immaculately presented and tastefully decorated two-bedroom home, which has been beautifully maintained throughout and kept to an excellent standard. Ideally suited to first-time buyers, couples or those looking for a low-maintenance property.

The accommodation briefly comprises an entrance hallway, well-appointed kitchen and a generous living room, featuring French doors opening directly onto the rear patio and garden.

To the first floor are two well-proportioned bedrooms, along with a modern family bathroom.

Externally, the property boasts a fully enclosed and well-maintained rear garden, predominantly laid to lawn and complemented by a paved patio and attractive white-stone borders.

To the front is a low-maintenance gravelled frontage, with the added benefit of a designated off-road parking space.

Early viewing is highly recommended. Contact us today to arrange your viewing and avoid missing out on this fantastic home.

The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, One Stop, Boots Pharmacy, Health Centre, Library, 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 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.

Hallway

8'6" x 5'10" (2.61 x 1.78)

Coved and textured ceiling. Part uPVC part double-glazed door to front. Power points. Radiator. Tiled wood-effect flooring.

Kitchen

9'4" x 8'0" (2.86 x 2.45)

Coved and textured ceiling. uPVC double-glazed window to front. Fitted range of matching wall and base units with worktop over. 1 and ½ bowl stainless steel sink and drainer with a chrome mixer tap. Integrated electric single oven. Gas hob with extractor fan over. Integrated fridge freezer. Space and plumbing for washing machine. Wall-hung 'Worcester' gas boiler. Radiator. Power points. Tiled floor.

Living Room

15'8" x 11'7" (4.78 x 3.55)

Coved and textured ceiling. uPVC french doors to garden. uPVC double-glazed window to rear. Access to understairs cupboard. Power points. TV aerial point. Radiator. Fitted carpet.

Landing

5'0" x 2'11" (1.54 x 0.91)

Coved and textured ceiling. Loft access. Power point. Fitted carpet.

Bedroom 1

15'9" x 9'0" (4.82 x 2.76)

Coved and textured ceiling. uPVC double-glazed twin aspect windows to rear. Power points. Radiator. Fitted carpet.

Bedroom 2

10'8" x 7'7" (3.27 x 2.32)

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

Bathroom

7'7" x 7'1" (2.33 x 2.16)

Coved and textured ceiling. uPVC double-glazed privacy glass window to front. Pannelled bath with mains-fed shower over. Vanity hand basin. Hiddern cistern WC. Illuminated wall-mounted mirror with integrated shaver sockets. Access to airing cupboard housing hot water cylinder. Heated towel rail. Tiled walls. New wood-effect vinyl flooring is due to be installed imminently.

Outside

To the rear is a fully enclosed, well-maintained garden, mainly laid to lawn and complemented by a paved patio and neatly finished white-stone borders. Side gate provides convenient access. To the front a low-maintenance gravelled frontage. The property benefits from a designated off-road parking space.

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 and in-home

02 - Good outdoor

Three – Good outdoor, variable in-home

Vodafone - Good outdoor

Visit the Ofcom website for further information.

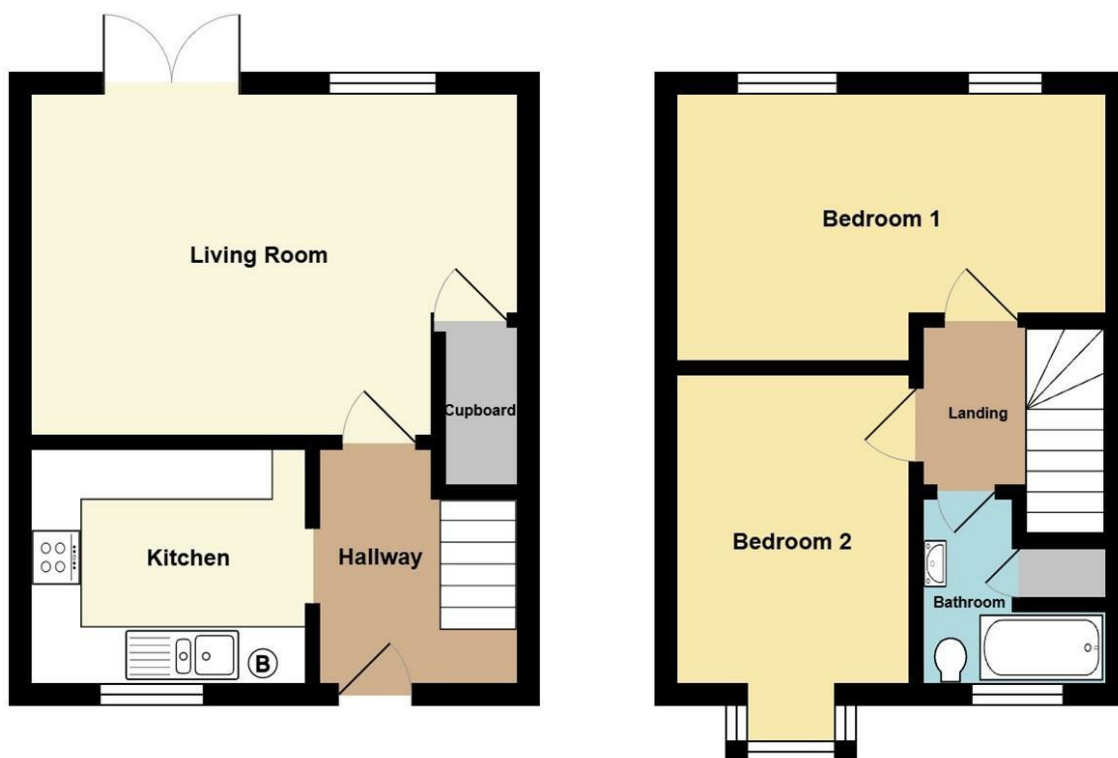
Broadband Coverage

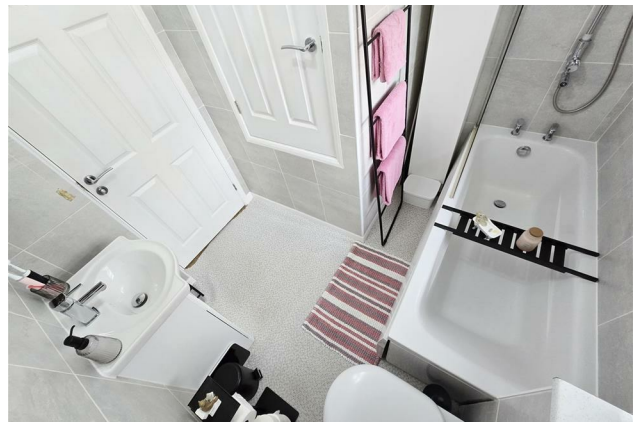
Standard, Superfast and Ultrafast broadband is available.

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.





17 Blacktriars Street
King's Lynn
Norfolk
PE30 1NN

7b Hunstanton Road
Dersingham
Norfolk
PE31 6HH

50 Marshland Street
Terrington St Clement
Norfolk
PE34 4NE

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.