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Offers in the region of £225,000 Freehold



Rowan House Daniels Gate, Long Sutton, Lincolnshire, PE12 9DT

This deceptively spacious family home offers versatile accommodation throughout, with potential for further adaptation to suit a range of needs.

The ground floor comprises a generous living room, kitchen with pantry, breakfast room, exceptionally large dining room, four-piece downstairs bathroom and a useful boot room providing additional utility space.

Upstairs, the property offers two double bedrooms, a further single bedroom, and a bathroom.

The property also offers potential for annexe-style accommodation, subject to any necessary permissions and consents. The generous dining room could potentially be reconfigured to provide additional living and bedroom space, while the existing downstairs bathroom could support a self-contained arrangement.

To the rear is an enclosed garden, offering a lawned area with surrounding shrubs and bushes. An outdoor patio provides a suitable space for dining and entertaining. Additional benefits include a brick-based timber shed with adjoining covered storage shelter.

To the front of the property, a gravel driveway provides off-road parking for multiple vehicles. A small lawn area, complemented by surrounding shrubs and bushes, adds to the property's kerb appeal while also providing a degree of privacy.

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

Porch
6'10" x 2'10" (2.10 x 0.87)
uPVC double-glazed double door to front with matching side panel. Wooden single-glazed door with matching side panel to hallway. Tiled floor.

Hallway
12'7" x 5'11" (3.85 x 1.81)
Stairs to first floor. Telephone point. Power points. Radiator. Fitted carpet.

Kitchen
11'3" x 8'4" (3.45 x 2.56)
uPVC double-glazed window to rear. Range of kitchen units with worktop over. Breakfast bar with storage. Stainless steel 1 1/2 bowl sink and drainer with mixer tap. 'Neff' integrated eye-level double oven. 'Hotpoint' gas hob with extractor fan over. Integrated fridge. Access to understairs cupboard. Wall-hung 'Glow-worm' gas boiler. Power points. Vinyl flooring.

Pantry
7'6" x 4'1" (2.30 x 1.27)
uPVC double-glazed privacy glass window to side. Shelf storage. Power points. Vinyl flooring.

Breakfast Room
11'2" x 7'6" (3.42 x 2.29)
Textured ceiling. uPVC double-glazed window to rear. Wooden-frame single-glazed door to boot room. Power points. Radiator. Fitted carpet.

Boot Room
5'11" x 5'8" (1.82 x 1.73)
Part timber part glazed boot room. Space and plumbing for washing machine and tumble dryer. Power points. Vinyl flooring.

Living Room
25'1" x 12'2" (max) 9'9" (min) (7.67 x 3.71 (max) 2.98 (min))
Textured ceiling. Double-aspect uPVC double-glazed windows to front and rear. Open fireplace with tiled surrond and hearth. TV aerial point. Power points. 2 x radiators. Fitted carpet.

Dining Room
26'9" x 7'7" (8.16 x 2.33)
Coved and textured ceiling. uPVC double-glazed french doors to front. Telephone point. Power point. 2 x radiators. Fitted carpet.

Downstairs Bathroom
7'8" x 6'10" (2.35 x 2.10)
Coved ceiling. uPVC double-glazed clerestory windows to rear. Panelled bath with twin taps. Pedestal hand basin. Low-level WC. Bidet. Mirror with lighting fixture above and shaver socket. Radiator. Vinyl flooring.

Landing
7'4" x 6'11" (2.26 x 2.11)
Loft access. uPVC double-glazed window to side. Fitted carpet.

Bedroom 1
12'7" x 10'11" (3.85 x 3.35)
Coved and textured ceiling. uPVC double-glazed window to front. Fitted bedroom suite comprising wardrobes and dressing table. Power points. Radiator. Fitted carpet.

Bedroom 2
10'11" x 10'9" (3.35 x 3.28)
Coved ceiling. uPVC double-glazed window to rear. Vanity basin. Cupboard housing hot water cylinder. Power points. Radiator. Fitted carpet.

Bedroom 3
9'1" (max) x 7'4" (2.79 (max) x 2.25)
Textured ceiling. uPVC double-glazed window to front. Power points. Radiator. Fitted carpet.

Bathroom
7'4" x 9'1" (max) (2.24 x 2.79 (max))
uPVC double-glazed privacy glass window to rear. Panelled bath with twin taps. Electric 'Triton' shower over. Pedestal hand basin. Low-level WC. Electric wall-mounted heater. Radiator. Fitted carpet.

Outside
To the rear is an enclosed garden, offering a lawned area with surrounding shrubs and bushes. An outdoor patio provides a suitable space for dining and entertaining. Additional benefits include a brick-based timber shed with adjoining covered storage shelter, together with outdoor lighting. To the front of the property, a gravel driveway provides off-road parking for multiple vehicles. A small lawn area, complemented by surrounding shrubs and bushes, adds to the property’s kerb appeal while also providing privacy.

Probate Sale
This property is being sold as part of an estate and the sale is subject to the necessary Grant of Probate being obtained

Local Area
The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots Pharmacy, Health Centre, Opticians, Library, Hardware Store, Appliance Store, Dentists, Hairdressers, Various Eateries and Shops. The market is held every Friday in Market Place. 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.

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 gas electric, water and drainage are all understood to be installed at this property.
Central heating type - Gas

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

Energy Performance Certificate
EPC Rating D. If you would like to view the full EPC, please enquire at our Long Sutton office.

Mobile Phone Signal
EE - Good outdoor, variable 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.





















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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.