

Offers in the region of £200,000 Freehold



65 Nene Meadows, Sutton Bridge, Lincolnshire, PE12 9TZ

Offered for sale with no forward chain is this 2-bedroom detached bungalow, positioned on a corner plot in a popular residential estate that is conveniently situated for access to village amenities.

Internally, off the entrance hall, the bungalow boasts a good-sized kitchen with fitted contemporary gloss units that provide ample storage, and a convenient side porch which could be converted to a utility space if preferred. The double-aspect living/dining room with a feature fireplace is a cosy space in which to relax or for the family to gather. Once the day draws to a close, off the inner lobby, you will find a king-size master bedroom as well as a second double bedroom, serviced by the bathroom.

Externally, there is a wrap-around garden to the front, side and rear of the bungalow. Conifer hedging at the boundary provides privacy, whilst there are openings for vehicular and pedestrian access. The garden is mostly laid to lawn, with some established bushes, shrubs and trees, though there is scope to add more planting should you be green-fingered. A patio area provides a base for siting outdoor furniture. There is the benefit of off-road parking for two vehicles, with further space in the detached garage if desired.

Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The busy Market Town of Long Sutton is situated approximately 3 miles away having further amenities, local restaurants and schools etc. There is a regular bus service throughout the day between the larger Market Towns of Spalding and King's Lynn. Both are about 13 miles away and have onward coach and rail links 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.

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

Entrance Hall

7'11" x 3'1" (2.43m x 0.96m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed privacy door with a matching side panel to the front. Radiator. Consumer unit. BT point. Wood-effect linoleum flooring.

Living/Dining Room

17'10" x 11'8" (5.46m x 3.58m)

Coved and textured ceiling. Ceiling light. Double-aspect room with uPVC double-glazed windows to the front and the side. Electric pebble flame-effect fire set on a marble hearth with a marble surround and a wooden mantle over. Radiator. Double power-point. Single power-point. Carpet flooring.

Kitchen

10'11" x 8'0" (3.34m x 2.44m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the side. Fitted range of matching contemporary gloss wall and base units with a worktop over and a tiled splashback. Inset stainless steel sink and drainer with a stainless steel mixer tap. Eye-level 'Beko' oven and grill. 'Beko' ceramic hob with a 'Cooke & Lewis' stainless steel extractor over. Under-counter space and plumbing for a washing machine. Space for a free-standing fridge-freezer. Wall-mounted 'Ideal' gas-fired boiler. Heating/hot water programmer. 2 x double power-points. 2 x single power-points. Linoleum flooring.

Side Porch

4'9" x 4'9" (1.47m x 1.45m)

uPVC double-glazed privacy door to the rear. uPVC double-glazed privacy door to the kitchen. uPVC double-glazed window to the rear. uPVC double-glazed window to the side. Tile flooring.

Inner Lobby

5'8" x 3'1" (1.75m x 0.96m)

Coved and textured ceiling. Ceiling light pendant. Airing cupboard measuring approximately 0.97m x 0.65m housing a hot water cylinder with shelving. Single power-point. Carpet flooring.

Bedroom 1

12'0" (max) x 9'11" (max) (3.66m (max) x 3.04m (max))

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

Bedroom 2

9'8" x 8'5" (2.97m x 2.58m)

Coved and textured ceiling. Ceiling light pendant. Loft hatch. uPVC double-glazed window to the rear. Radiator. 2 x single power-points. Carpet flooring.

Bathroom

6'5" x 5'4" (1.96m x 1.63m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy window to the side. 3-piece suite comprising of a low-level WC, a pedestal hand basin and a pannelled bath with a mixer tap and a shower head attachment. Fully-tiled walls. Radiator. Linoleum flooring.

Outside

Wrap-around garden to the front, side and rear of the bungalow, with conifer hedging at the boundary with openings for vehicular and pedestrian access. The garden is mostly laid to lawn, with some established bushes, shrubs and trees. A patio area provides a base for siting outdoor furniture. There is the benefit of off-road parking for 2 vehicles, with further space in the detached garage if desired. Outside lights are positioned at the side and rear of the bungalow, with an outside tap at the side too.

Garage

17'6" x 8'2" (5.34m x 2.50m)

Side-hinged metal vehicular door. Wooden-framed window. Strip light. Double power-point.

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 A. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate

EPC Rating D. 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 - Variable outdoor

02 - Variable outdoor

Three - Good 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
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13 High Street
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Email: property@geoffreycollings.co.uk

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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.