

Offers in the region of £200,000 Freehold



51 Lancaster Drive, Long Sutton, Lincolnshire, PE12 9BD

Ideally situated within a highly sought-after residential area of Long Sutton, within walking distance from the town centre and its amenities, this 2-bedroom detached bungalow provides an opportunity for modernisation, meaning you can really make it your own. The property is offered with NO FORWARD CHAIN.

The bungalow boasts spacious accommodation throughout, including a comfortable living room, a kitchen/breakfast room with a walk-in pantry and a light-filled sun room. The bungalow also offers a king-sized master bedroom with freestanding wardrobes, a second generous double bedroom. There is a family bathroom with a shower over the bath and the convenience of an additional cloakroom.

Externally, to the front of the property is a lawned garden, with a driveway currently offering parking space for 2 vehicles, and a further space available in the integral single garage. The partially enclosed rear garden is mostly laid to lawn, with an area of patio perfect for positioning outside furniture on. Whilst the garden will be sun-soaked all afternoon, the established trees help to provide areas of shade, a likely welcome offering on a summer afternoon.

If you want the best of both worlds; a home in a peaceful residential location but with easy accessibility to daily conveniences, then be sure to contact us to arrange a viewing.

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.

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

Porch

3'11" x 2'6" (1.20m x 0.77m)

uPVC double-glazed privacy door with a uPVC side panel to the front. Wooden-framed, privacy-glazed door to the entrance hall.

Entrance Hall

Coved and textured ceiling. Ceiling light pendant. Loft hatch. Smoke detector. Storage cupboard measuring approximately 0.77m x 0.67m. Radiator. Single power-point. BT point. Thermostat. Doorbell chime. Carpet flooring.

Living Room

15'10" x 11'4" (4.85m x 3.46m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Gas fire set in a wooden surround comprising a hearth, mantle and display shelving. 2 x radiators. 2 x double power-points. Single power-point. BT point. TV point. Carpet flooring.

Kitchen/Breakfast Room

11'11" x 10'9" (3.64m x 3.29m)

Coved and textured ceiling. Strip light. Wooden-framed window with secondary double glazing to the rear. Fitted base units comprising cupboards with drawers with a worktop over and a tiled splash back. Stainless steel sink and drainer with twin taps. Additional wall units. Freestanding 'Beko' oven with electric hob. Space and plumbing for a top loading washing machine. Walk-in pantry measuring approximately 1.26m x 1.00m with an internal light. single power-point and shelving. Radiator. 2 x double power-points. Single power-point. Carpet flooring.

Sun Room

7'5" x 5'11" (2.28m x 1.81m)

Textured ceiling. Ceiling light. uPVC double-glazed door to the rear. uPVC double-glazed window to the rear. uPVC double-glazed privacy window to the side. Single power-point. Carpet flooring.

Cloakroom

3'9" x 3'4" (1.15m x 1.02m)

Ceiling light pendant. Wooden-framed privacy window to the side. 2-piece suite comprising of a low-level WC and a wall-mounted hand basin. Part-tiled walls. Carpet flooring.

Bedroom 1

11'10" x 11'3" (3.62m x 3.45m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Freestanding wardrobes providing hanging space, shelving and storage drawers, and a matching freestanding chest of drawers. Radiator. 2 x single power-points. Carpet flooring.

Bedroom 2

11'11" x 10'9" (3.64m x 3.28m)

Coved and textured ceiling. Ceiling light pendant. Wooden-framed window with secondary glazing to the rear. Radiator. 2 x single power-points. Carpet flooring.

Bathroom

6'2" x 5'6" (1.90m x 1.70m)

Coved and textured ceiling. Ceiling light. Wooden-framed privacy window with secondary glazing to the rear. 3-piece suite comprising of a mid-level WC, a pedestal hand basin and a panelled bath with twin taps and a mains-fed 'Bristan' shower over. Fully-tiled walls. Wall-hung mirrored vanity cupboard. Carpet flooring.

Garage

16'1" x 8'1" (4.92m x 2.47m)

Up and over door. Light. Consumer unit. 'Ideal' gas-fired combi boiler. Single power-point. Tap.

Outside

To the front of the property is a lawned garden, with a slabbed footpath extending from the boundary to the front door. There is a concrete drive-way providing off-road parking for 2 vehicles. The rear garden can be accessed by a pedestrian gate at the side of the bungalow.

The partially-fenced rear garden is laid mostly to lawn with an area of patio. There are established trees and bushes, behind which are farmland views.

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 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 - Good in-home and outdoor

02 - Good outdoor

Three - Good in-home and outdoor

Vodafone - Variable in-home, 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.

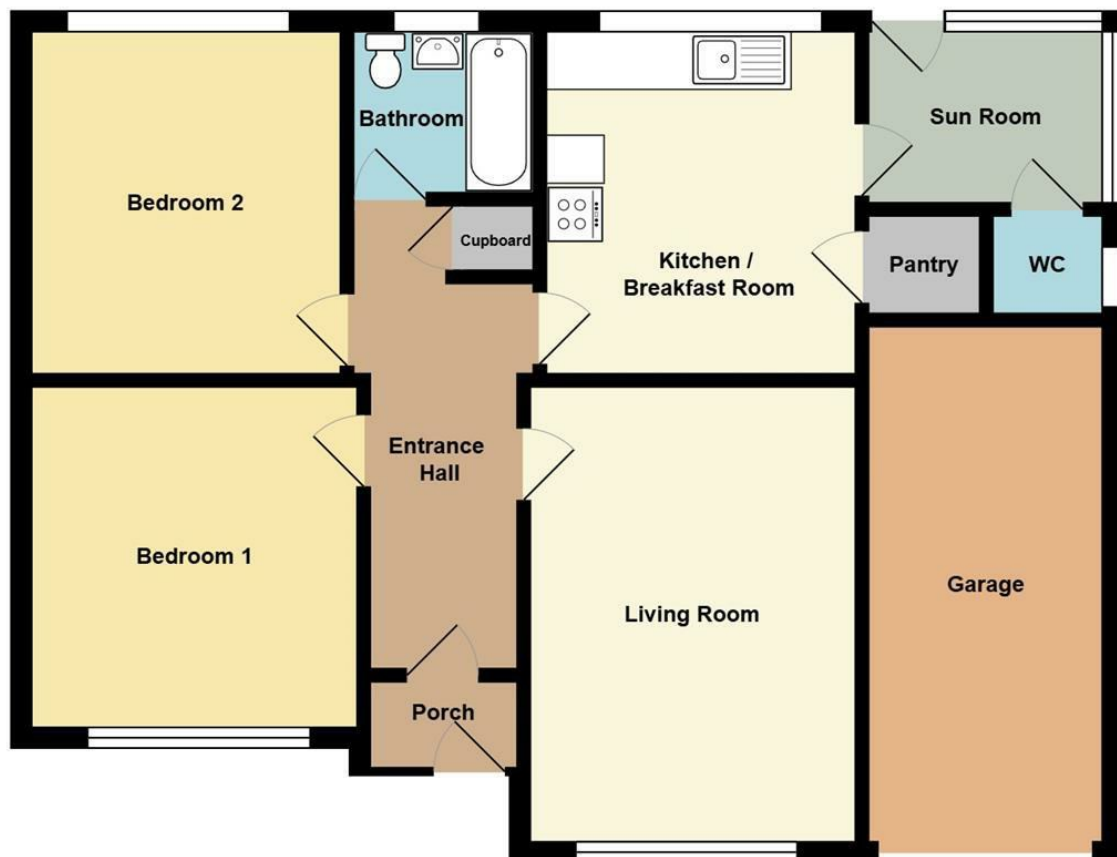
Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.

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.





17 Blackfriars 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.