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Offers in the region of £325,000 Freehold



4 Grebe Close, Sutton Bridge, Lincolnshire, PE12 9RY

A spacious 3/4-bedroom detached bungalow in a quiet cul-de-sac location on the outskirts of the village of Sutton Bridge. The bungalow is bright and airy in presentation and neutrally decorated throughout. It boasts a living room with a bay-style window, a fitted kitchen/breakfast room with integrated appliances and a separate utility room with a washing machine and space for a tumble dryer. The bungalow boasts 4 double bedrooms, the master benefitting from a fitted furniture suite. The fourth bedroom with its patio doors to the garden has been utilised as a dining room currently. With a contemporary family shower room with walk-in shower enclosure and a modern en-suite shower room to the master bedroom, there is no shortage of internal space. The garage, which is accessible via the utility room, has plastered walls and ceilings and a linoleum floor, and so may provide opportunity for conversion subject to relevant consents.

Outside, the garden is laid mostly to cared-for lawn with a slabbed patio and a decorative rotunda, perfect spaces for outdoor dining and relaxing. The borders are laid mostly to stone, an ideal base on which to stand potted plants. To the front of the property is a tarmac driveway providing parking for 1 vehicle as well as an area laid to lawn with a slabbed path leading to the front porch.

This lovely bungalow is somewhere you will feel instantly at home. Offered with NO FORWARD CHAIN. Arrange your viewing today to avoid disappointment.

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. 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.

Porch

3'11" x 1'10" (1.21 x 0.57)

uPVC cladding to ceiling. uPVC double-glazed leaded door with uPVC double-glazed side panel. Wall light. Door bell. Entrance matting to floor.

Entrance Hall

Coved ceiling. 3 x ceiling light pendants. Loft hatch. Smoke detector. uPVC double-glazed privacy door with uPVC double-glazed privacy side panel. Thermostat. Doorbell chime. Radiator. Double power-point. BT point. Carpet flooring with entrance matting.

Living Room

16'11" x 11'8" (5.16 x 3.57)

Coved ceiling. uPVC double-glazed bay-style window to front. 3 x wall lights. 2 x radiators. 4 x double power-points. 2 x TV points. BT point. Carpet flooring.

Kitchen/Breakfast Room

14'5" (max) x 11'7" (max) (4.40 (max) x 3.55 (max))

Coved ceiling. Inset ceiling lights and ceiling light pendant. uPVC double-glazed window to rear. Fitted range of matching wall and base units comprising cupboards and drawers with a worktop over and a tiled splash back. Inset 1 and 1/2 bowl stainless steel sink and drainer with a stainless steel mixer tap. Fitted 'Hotpoint' oven with a ceramic hob and stainless steel extractor over. Freestanding 'Hotpoint' dishwasher. Integrated fridge-freezer. Radiator. 4 x double power-points. TV point. Tiled floor.

Utility Room

8'11" x 5'10" (2.73 x 1.78)

Coved ceiling. Ceiling light. Extractor. uPVC double-glazed door to rear. uPVC double-glazed window to side. Matching range of units comprising a larder cupboard and base unit with worktop over providing space (with plumbing) for the 'Hotpoint' washing machine and space and venting for a tumble dryer. Radiator. Double power-point and additional points for appliances. Tiled floor.

Lobby 1

Coved ceiling. Ceiling light pendant. Carpet flooring.

Bedroom 1

11'8" x 11'4" (3.58 x 3.47)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to front. Built-in wardrobe providing hanging space with shelving. Fitted bedroom suite comprising over-bed storage cupboards, bed side tables, a wardrobe, drawers and a dressing table. Radiator. 3 x double power-points. Carpet Flooring.

En-Suite

6'11" x 5'9" (2.11 x 1.77)

Coved ceiling. Inset ceiling lights. Extractor. uPVC double-glazed privacy window to side. Vanity unit comprising cupboards and drawers housing a low-level WC and a hand basin. Corner shower cubicle with a mains fed shower. Radiator. Part-tiled walls. LVT flooring.

Lobby 2

Coved ceiling. Carpet flooring.

Bedroom 2

11'9" x 9'7" (3.59 x 2.93)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to front. Built-in wardrobe providing hanging and shelving space. Radiator. 2 x double power-points. TV point. Carpet flooring.

Bedroom 3

10'4" x 8'0" (3.16 x 2.44)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to rear. Radiator. 2 x double power-points. TV point. BT point. Carpet flooring.

Bedroom 4

12'5" x 10'1" (3.79 x 3.08)

Currently utilised as a dining room. Coved ceiling. uPVC double-glazed patio doors to rear. Radiator. 2 x double power-points. Carpet flooring.

Shower Room

7'9" x 7'8" (2.37 x 2.36)

Coved ceiling. Inset ceiling lights. Extractor. uPVC double-glazed privacy window to rear. Walk-in shower enclosure with a mains fed shower. Vanity hand basin and WC unit with cupboard storage space. Fully-tiled walls. Shaving point. Tiled floor.

Garage

18'2" x 9'10" (5.54 x 3.02)

With plastered walls and ceiling. Strip light. Electric up-and-over door. uPVC double-glazed window to side. Wall-mounted 'Glow-worm' combo-boiler. Wall-mounted consumer unit. 1 x double power-point. Linoleum flooring.

Outside

To the front of the property is a tarmac driveway providing parking for 1 vehicle with an outside light providing extra security. There is an area laid to lawn with a slabbed path leading to the front porch.

To the side of the property, a pedestrian gate provides access to the fully enclosed rear garden. The garden is laid mostly to cared-for lawn with a slabbed patio and an additional decorative rotunda, perfect spaces for outdoor dining and relaxing. The borders are laid mostly to stone, an ideal base on which to stand potted plants. Tucked around the side of the bungalow is a plastic 'Keter' storage shed. The rear garden further benefits from an outside tap and 2 x outdoor lights.

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 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

Mobile phone signal coverage can be checked using the following links –

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

<https://www.signalchecker.co.uk/>

Broadband Coverage

Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk

This postcode is deemed as very low risk of surface water flooding and low risk of flooding from rivers and the sea. For further information please use the following links -

www.gov.uk/check-long-term-flood-risk

www.gov.uk/request-flooding-history

Directions

From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359 for approximately 0.6 miles. Continue onto Bridge Road for 1.8 miles. Turn left onto Nightingale Way. Turn right onto Grebe Close. Take the first right where the bungalow is located on the right-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 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 Blacktriars Street
King's Lynn
Norfolk
PE30 1NN

7b Hunstanton Road
Dersingham
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PE31 6HH

50 Marshland Street
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13 High Street
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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.