

Geoffrey & Collings Co

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Offers in the region of £260,000 Freehold



132 London Road, Long Sutton, Lincolnshire, PE12 9EE

This beautifully presented four-bedroom town house, offered with no forward chain, offers generous living space throughout, combining timeless period features with a practical layout for modern living.

The home boasts two inviting reception rooms, perfect for both family life and entertaining guests. Each room showcases characterful details that reflect the property's rich heritage.

Upstairs, 3 large double bedrooms and a single bedroom provide ample accommodation, ideal for growing families or those needing flexible space for a home office.

To the rear, a large garden offers plenty of room for outdoor enjoyment, gardening, or future landscaping potential.

To the front of the property, a gravel driveway provides multiple off-road parking spaces, adding convenience to this already impressive home.

Situated in a sought-after town location, this charming home places you within easy reach of local amenities, schools, and transport links—making it a fantastic choice for convenience and lifestyle.

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, Health Centre, Library, Ironmongers, 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 also offers 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

4'1" x 3'8" (1.27 x 1.13)

Wooden glazed doors. Light. Tiled floor.

Entrance Hall

29'5" x 6'1" (max) (8.97 x 1.87 (max))

Coved and textured ceiling. Wooden part glazed door. Wall lights. Power points. Rad. Tiled floor. Stairs to first floor.

Living Room

14'2" x 19'5" (4.33 x 5.93)

Coved and textured ceiling. Centre ceiling rose. Large double-glazed bay window to front. Multi-fuel burner with ornate surround, mantle and plinth. Wall lights. Power points. Radiator. Solid wood floor.

Dining Room

14'0" x 12'2" (4.28 x 3.72)

Coved and textured ceiling. Picture hanging rail. Double-glazed French doors to garden. Wall-mounted feature electric fan heater. Power points. Radiator. Tiled floor.

Kitchen

15'7" x 11'8" (4.75 x 3.56)

Coved and textured ceiling. Inset ceiling lights, Part double-glazed door to garden. Double-glazed window to side. Fitted 'Country' kitchen. Ceramic twin sink and drainer. 'Belling' range cooker with extractor over. Centre island. Space and plumbing for washing machine. Space for tumble dryer. Spaces for tall fridge freezer. Tiled splashbacks. Power points. Radiator. Tiled floor.

Utility Room

8'3" x 4'5" (2.53 x 1.36)

Coved ceiling. Inset ceiling lights. Tall storage cupboards. Power points. Tiled floor.

Cloakroom

4'4" x 3'1" (1.33 x 0.96)

Inset ceiling lights. uPVC double-glazed window to side. Low-level WC. Wall-mounted hand basin. Towel rail. Part-tiled walls. Tiled floor.

Landing 1

15'5" x 3'0" (4.71 x 0.92)

Wall light.

Bedroom 1

14'7" x 12'2" (max) (4.45 x 3.73 (max))

Textured ceiling. uPVC double-glazed window to front. Built-in wardrobe. Radiator.

Bedroom 2

14'0" x 12'2" (4.29 x 3.72)

Textured ceiling. uPVC double-glazed sash window to rear. Radiator.

Bedroom 3

12'2" x 8'5" (3.72 x 2.58)

Textured, slightly sloped ceiling. uPVC double-glazed window to side. Radiator.

Bedroom 4

11'2" x 6'4" (3.41 x 1.94)

uPVC double-glazed window to front. Radiator.

Bathroom

8'3" x 5'2" (2.52 x 1.60)

Textured and coved ceiling. Inset ceiling lights. uPVC double-glazed privacy glass window to rear. Panelled jacuzzi bath with electric 'Triton' dual head shower over. Vanity basin and hidden cistern unit. Cupboard housing 'Vitodens 100' wall hung boiler. Wall lights. Radiator.

Landing 2

10'7" x 3'10" (3.23 x 1.191)

Loft access. Ceiling rose. Wall lights. Radiator.

Outside

To the rear, a fully enclosed garden is laid to lawn with a patio area—ideal for outdoor relaxation. The space is decorated with mature trees, bushes, and a variety of plants. Brick store (3.84 x 2.80) with worktop, power and lighting. Outdoor tap. BBQ grill. Gate to rear. To the front of the property a gravel driveway offering off-road parking spaces for multiple vehicles.

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 - Variable in-home, good outdoor

02 - Good in-home and outdoor

Three - Good (outdoor only)

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.

Directions

From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359. Continue for 0.5 miles, where the property 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

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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.