

## LONG SUTTON

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, Electrician, 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 alone with the Sir Peter Scott Walk.

Offered with VACANT POSSESSION AND NO FORWARD CHAIN, arrange your viewing today to see the potential this property offers!

Outside, the front of the bungalow is laid to gravel with established shrubs and bushes, and a small patch of lawn. The front boundary has an attractive low-level brick wall with wrought-iron railings, whilst the side boundaries are enclosed by fencing and hedging. There is parking for 3+ vehicles. To the rear of the property is a very pretty, enclosed, private garden, divided into lovely sections comprising a patio area, a lawned area with mature shrubs and bushes and a wooden summer house, and an area laid to pea-gravel with a established rockery with a natural water pond and raised planters.

The bungalow boasts a bright and spacious living room with dual-aspect windows, as well as a kitchen/diner with a garden room off that provides access to the garden - a perfect space for entertaining family and friends. The bungalow further offers 3 bedrooms, of which 2 are doubles and the final being a large single, and a bathroom with a 3-piece suite.

A 3-bedroom detached bungalow located 1/2 a mile from the town centre with its shops and amenities.

### 24 Little London, Long Sutton, Lincolnshire, PE12 9LE



Offers in the region of £259,500 Freehold



## Hallway

23'1" x 3'10" (7.04 x 1.17)

Coved, textured ceiling. Loft hatch. Smoke detector. uPVC door with double-glazed stained glass window. Airing cupboard measuring approximately 0.90m x 0.86m housing 'Boulter Buderus' boiler. Doorbell chime. Heating control. BT point. Carpet flooring.

## Living Room

18'0" x 13'11" (5.49 x 4.25)

Coved, textured ceiling with ceiling rose. Ceiling light. Dual-aspect uPVC double-glazed windows to front and side. Coal-effect gas fire inset into chimney breast with tiled hearth. 3 x wall lights. Radiator. 2 x double power-points. TV point. Carpet flooring.

## Kitchen/Diner

12'5" x 10'11" (3.79 x 3.33 (min))

Coved, textured ceiling with ceiling rose. Ceiling light. uPVC double-glazed window to side. Fitted range of matching wall and base units comprising cupboards and drawers with a worktop over and a tiled splashback. Sink and drainer with a stainless steel tap. Freestanding 'Cannon' cooker with gas hob. Space for an under-counter fridge and an under-counter freezer. Feature brick-slip wall. Radiator. 3 x double power-points. Linoleum flooring.

## Sun Room

11'2" x 10'2" (3.41 x 3.10)

Coved, textured ceiling. Dual-aspect uPVC double-glazed leaded window to rear and uPVC double-glazed leaded French doors to side. Wall-mounted 'Baxi Brazilia' heater. 1 x double power-point. TV point. Laminate flooring.

## Bedroom 1

12'2" x 10'10" (3.71 x 3.32)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to front. Wardrobe with sliding doors, one being mirrored, comprising a mixture of hanging space and shelving. Radiator. 1 x double power-point. Laminate flooring.

## Bedroom 2

10'10" x 9'11" (3.31 x 3.03)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to rear. Radiator. 1 x double power-point. Laminate flooring.

## Bedroom 3

10'9" x 7'11" (3.30 x 2.42)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to rear. Radiator. 1 x double power-point. Laminate flooring.

## Bathroom

6'9" x 5'11" (2.07 x 1.81)

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to rear. 3-piece suite with a tiled splashback comprising a mid-level WC, a pedestal hand basin, and a panel bath with a traditional bath mixer tap with shower attachment. Radiator. Wooden flooring.

## Outside

Outside, the front of the bungalow is laid to gravel with established shrubs and bushes, and a small patch of lawn. The front boundary has an attractive low-level brick wall with wrought-iron railings, whilst the side boundaries are enclosed by fencing and hedging. There is parking for 3+ vehicles.

To the side of the property are wrought-iron gates, through which is an area laid to concrete with a light.

To the rear of the property is a very pretty, enclosed, private garden, divided into lovely sections comprising a patio area with an outside tap and light, a lawned area with mature shrubs and bushes and a wooden summer house, and an area laid to pea-gravel with an established rockery with potential nature pond and raised planters. There are a further two metal storage sheds.

## 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 C. If you would like to view the full EPC, please enquire at our Long Sutton office.

## 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 electric, water and private 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](http://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 medium 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](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

## Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and take the first right onto Park Lane. Follow the road around to the right onto Park Road. Turn left onto Little London, where the property is located on the right-hand side in approximately 0.1 miles.

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 - 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.



**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.