



Offers in the region of £315,000 Freehold



26 Cowpers Gate, Long Sutton, Lincolnshire, PE12 9GG

This beautifully maintained three-bedroom detached bungalow offers spacious and versatile accommodation throughout. The property comprises a welcoming living room, a bright conservatory, a modern fitted kitchen, separate utility room, rear porch, three generous bedrooms, a cloakroom, and a family bathroom.

Outside, the low-maintenance rear garden is mainly laid to gravel and features a variety of decorative shrubs and bushes. A large patio area provides ample space for outdoor seating and entertaining, with part of it thoughtfully covered for year-round use. A covered pathway leads directly to the garage's pedestrian door, ensuring convenient and sheltered access.

To the front, the garden is mainly laid to lawn and enjoys open field views. Additional benefits include a double garage and a gravel driveway providing off-road parking for two vehicles.

Don't miss out—arrange your viewing today!

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.

LONG SUTTON

Hallway
13'10" x 3'8" (4.24 x 1.14)
L-shaped hallway. Coved and textured ceiling. Loft access. Fire alarm. uPVC double-glazed front door with matching side panel. Large cupboard housing hot water cylinder. Power points. Radiator.

Kitchen
12'11" x 8'9" (3.96 x 2.67)
Coved and textured ceiling. uPVC double-glazed window to rear. Range of matching wall and base units. Stainless steel 1 1/2 bowl sink with drainer and mixer tap over. 'Hotpoint' oven and hob. Under-counter integrated fridge. Wall hung 'Worcester' boiler. Power points. Radiators. Tiled floor.

Utility Room
5'10" x 5'6" (1.79 x 1.69)
Coved and textured ceiling. uPVC part double-glazed door to porch with matching double-glazed window. Matching wall and base units. Space and plumbing for washing machine.

Rear Porch
9'5" x 4'3" (2.88 x 1.31)

Living Room
15'9" x 9'2" (4.81 x 2.80)
Coved and textured ceiling. uPVC double-glazed window to front. uPVC double-glazed door to conservatory. Feature electric fire with decorative hearth and surround. Power points. Radiator.

Conservatory
13'1" x 8'11" (4.00 x 2.74)
Part brick, part uPVC double-glazed windows. Ceiling fan and light. uPVC double-glazed patio doors to garden. Power points.

Bedroom 1
12'2" x 10'3" (3.72 x 3.14)
Coved and textured ceiling. uPVC double-glazed window to rear. Bedroom suite consisting of wardrobes and bedside units. Door to cloakroom. Power points. Radiator.

En-Suite cloakroom
8'1" x 2'5" (2.48 x 0.76)
Coved and textured ceiling. uPVC double-glazed privacy glass window to rear. Vanity hand basin. Low-level WC. Radiator. Power points.

Bedroom 2
10'4" x 9'3" (3.15 x 2.82)
Coved and textured ceiling. uPVC double-glazed window to front. Power points. Radiator.

Bedroom 3
9'2" x 8'3" (2.81 x 2.54)
Coved and textured ceiling. uPVC double-glazed window to front. Radiator. Power points.

Bathroom
8'1" x 5'10" (2.47 x 1.79)
Coved and textured ceiling. uPVC double-glazed privacy glass window to rear. Part tiled walls. Pedestal hand basin. Low-level WC. Double shower cubicle with mains fed dual head shower. Heated towel rail. Wall hung 'Dimplex' electric heater. Shaver socket. Tiled floor.

Double Garage
18'1" x 17'8" (5.53 x 5.39)
Detached double garage. 2 x electric garage doors. Pedestrian door to side. 2 x work benches. Power and lighting.

Outdoors
The garden is fully enclosed with a combination of timber fencing and wrought iron fencing, offering both privacy and charm. Primarily laid to gravel for low maintenance, it features a variety of decorative shrubs and bushes that add vibrant greenery and structure throughout. A large patio area provides ample space for outdoor seating and entertaining, with part of it thoughtfully covered for year-round use. A covered pathway leads directly to the garage's pedestrian door, ensuring convenient and sheltered access. Outdoor tap. 2 x water butts. To the side of the property, a gravel driveway offers parking spaces for two vehicles. This home features a neatly maintained front garden, mainly laid to lawn, offering open views across the surrounding fields—perfect for enjoying the countryside outlook.

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

Mobile Phone Signal
EE - Good in-home and outdoor
02 - Good (outdoor only)
Three - Good (outdoor only)
Vodafone - Good (outodor only)

Visit the Ofcom website for further information.

Broadband Coverage
Standard and 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 our office in Long Sutton, head towards Market Place and continue to the junction with Station Road, (Health Centre opposite) and turn left. Continue for approximately 1/4 mile, pass the turning for Delph Road and Delph Fields then take the next right into Cowpers gate and bear left, the property can be located on the left, near the end of the cul-de-sac.

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.



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.