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Offers in the region of £195,000 Freehold



29 St. Thomas Court, Long Sutton, Lincolnshire, PE12 9EZ

A 2-bedroom semi-detached bungalow positioned on a large plot, on a small established estate, with no through road. Neutrally decorated throughout, ready for its next owner to make it their own, and offered with NO FORWARD CHAIN, this property really must be seen.

The bungalow offers a generous, bright and airy living room which could easily accommodate a dining table too. The fitted kitchen offers ample cupboards, but could be reconfigured by the next owner to suit individual preferences. The bathroom is the place to soak your aching bones currently, but could be turned into a shower room by the next owner if mobility is an issue. The king-size master bedroom provides space in which to relax at the end of the day, and the second double bedroom offers access to the garden through its door.

Set back from the road with a lawned front garden and off-road parking for 4 vehicles (with further space in the single garage), the bungalow is a private retreat with the convenience of town amenities being nearby. The rear garden will be a dream for anyone green-fingered, with an expanse of lawn, a patio on which you can position outdoor furniture and enjoy views of your garden paradise, and whilst there are some established shrubs, bushes and trees, there is scope to add as much as you desire!

If you think this bungalow ticks your boxes, don't hesitate to contact us to arrange a convenient 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, Library, Hardware, Electrical store, Dentists, Opticians, 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 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.

Entrance Hall

Coved and textured ceiling. Ceiling light. Loft hatch. uPVC double-glazed privacy door to the side. Airing cupboard measuring approximately 0.66m x 0.65m housing a hot water cylinder with shelving. Consumer unit. Radiator. Thermostat. Single power-point.

Kitchen

9'10" x 8'11" (3.02m x 2.72m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the front. Fitted wall and base units with a worktop over and a tiled splashback. Stainless steel sink and drainer with a stainless steel mixer tap. Freestanding cooker with a 4-burner gas hob. Under-counter space and plumbing for a washing machine. Under-counter space for an additional appliance. 3 x double power-points. 2 x single power-points. BT point.

Living/Dining Room

17'5" x 11'5" (max) (5.33m x 3.49m (max))

Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the front. 2 x wall lights. Wall-hung 'Glow-worm' gas fire which powers a back boiler with a hearth and wooden mantle. Radiator. 2 x double power-points. TV point.

Bedroom 1

11'0" x 10'4" (3.37m x 3.17m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. 2 x single power-points.

Bedroom 2

9'11" x 7'11" (3.04m x 2.42m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed door to rear. Full-height uPVC double-glazed window to the rear. Radiator. 2 x single power-points. Laminate flooring.

Bathroom

6'3" x 5'6" (1.91m x 1.68m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy window to the side. 3-piece suite comprising a mid-level WC, a pedestal hand basin, and a panelled bath with a stainless steel mixer tap with a shower head attachment. Radiator. Vinyl floor.

Garage

16'11" x 9'4" (5.18m x 2.87m)

Up-and-over vehicular access door to the front. uPVC pedestrian door to the side. uPVC double-glazed window to the side. Light. 3 x double power-points.

Outside

To the front of the bungalow is a lawned garden. A block-paved driveway provides off-road parking for 4 vehicles, with further space in the garage if desired.

From the driveway, a footpath leads to a pedestrian gate, through which the main entrance door at the side of the bungalow can be accessed. There is a storm porch over the door.

An area of patio spans between the bungalow and garage, providing a substantial base on which to position outdoor furniture and enjoy views of the garden. It is far larger than would be expected for a bungalow in an estate location. The garden is predominantly laid to lawn, with conifer hedging and established beds of shrubs, bushes and trees, though there is scope to add much more and create something truly special. The glasshouse will be of benefit to anyone green-fingered, whilst the metal storage shed provides space for tools. The garden benefits from an outside tap.

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 A. 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.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating, powered by a back boiler

Mobile Phone Signal

EE - Good in-home and outdoor

O2 - Good outdoor

Three - Variable in-home, good outdoor

Vodafone - 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.

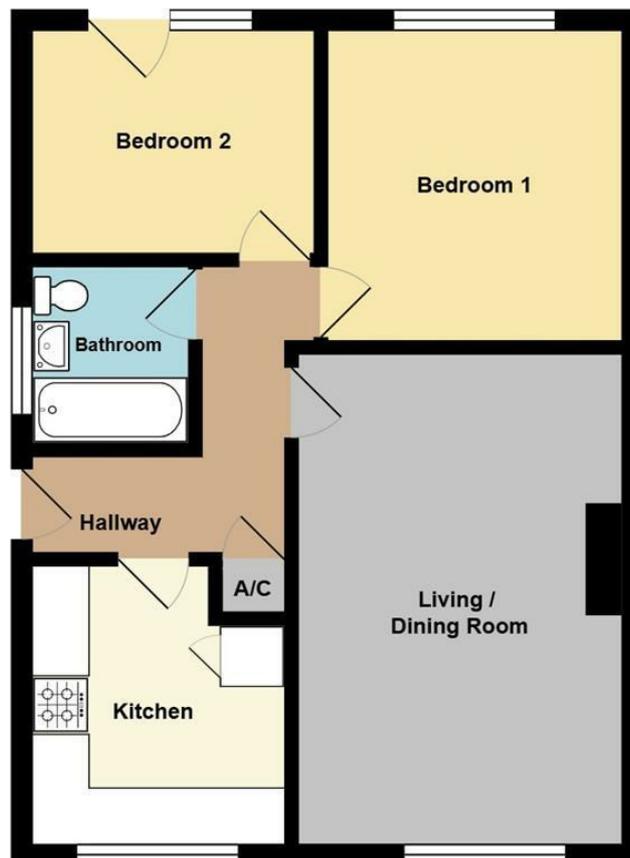
Flood Risk

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.





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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;

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REFERRAL SERVICE PROVIDERS:

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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.