

# LONG SUTTON

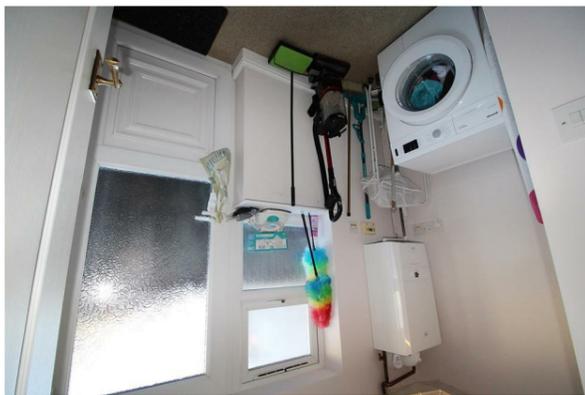
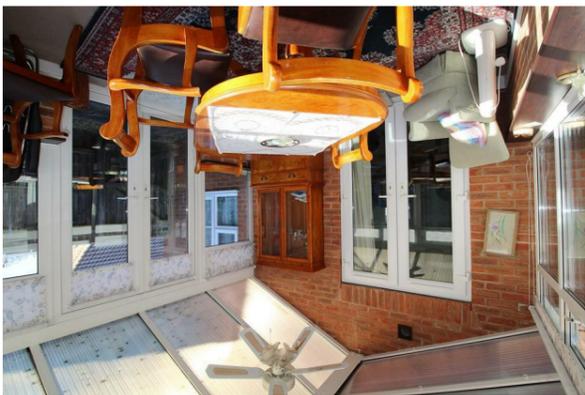
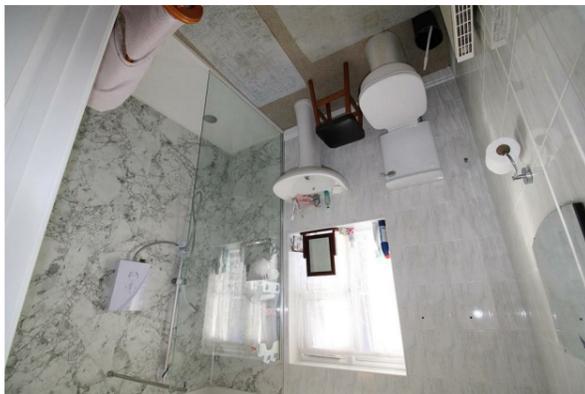
The village of Sutton Bridge, has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The small but busy Market Town of Long Sutton is located approximately 2 miles away and has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Library, Ironmongers, Electricians, 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. Sutton Bridge is also within an hour's drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

Offered with NO FORWARD CHAIN, a well-presented 2-bedroom detached bungalow in a central village location within walking distance of local amenities. The property offers a cosy living room with a spacious conservatory off, providing additional living/dining space, as well as a fitted kitchen with integrated appliances and a separate utility room. There is a king-size master bedroom and a second double bedroom. A shower room with a walk-in shower enclosure completes the property. To the front of the bungalow are attractive iron railings and a small area laid to gravel. To the side, a block-paved driveway offering parking for 3 vehicles extends to the single garage with an electric up and over-door and a pedestrian door to the garden. The rear garden is low-maintenance, being mostly laid to patio slabs with gravel borders. A small local park can be found at the end of the road.

## 3 King Street, Sutton Bridge, Lincolnshire, PE12 9RB



Offers in the region of £180,000 Freehold



### Entrance Hall

Coved, textured ceiling. Ceiling light. Loft hatch. Smoke detector. uPVC double glazed, privacy door. Airing cupboard housing hot water cylinder with shelving. Wall-mounted consumer unit. Radiator. 1 x double power point. Heating thermostat. BT point.

### Living Room

14'6" x 9'0" (4.43 x 2.76)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to side. uPVC double glazed French doors to conservatory. Radiator. 2 x double power-points. TV point.

### Conservatory

11'0" x 10'9" (3.37 x 3.29)

Part-brick, part uPVC double-glazed construction with poly-carbonate apex roof. uPVC double-glazed French doors to side. Ceiling fan light. Radiator. 1 x double power point.

### Kitchen

12'11" x 8'3" (3.96 x 2.54)

Coved, textured ceiling. Ceiling light x 2. uPVC double-glazed window to front. uPVC double-glazed window to side. Fitted range of matching wall and base units with worktop over and tiled splash backs. 1 and 1/2 bowl stainless steel and drainer with stainless steel mixer tap. Low-level 'Beko' oven with ceramic 'Beko' hob and integrated extractor over. Integrated fridge. Integrated 'Bush' dishwasher. Space for free-standing freezer. Breakfast bar. Radiator. 3 x double power-points. 1 x single power-point.

### Utility Room

7'5" x 4'0" (2.28 x 1.22)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed privacy door to side. uPVC double-glazed privacy window to side. Wall mounted 'Logic' boiler with wall-mounted controls. Space and plumbing for washing machine. Radiator. 1 x double power point.

### Bedroom 1

13'0" x 9'10" (3.97 x 3.02)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to front. uPVC double-glazed window to side. Radiator. Aerial socket. 2 x double power points. TV point.

### Bedroom 2

9'4" x 9'2"(min) 11'5"(max) (2.86 x 2.80(min) 3.49(max))

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed privacy window to rear. Radiator. 2 x double power-points.

### Shower Room

7'5" x 5'9" (2.28 x 1.77)

Coved, textured ceiling. Ceiling light. Extractor fan. uPVC double-glazed privacy window to side. Three-piece suite comprising mid-level WC, pedestal hand basin and walk-in shower enclosure with wall-mounted 'Bristol' electric shower. Part-tiled walls with PVC panel to shower enclosure.

### Outside

To the front of the property are attractive iron-railings with an area laid to gravel. To the side, a block-paved driveway leads to a single garage with off-road parking for 3/4 vehicles.

Pedestrian gates at both sides of the property provide access to the rear garden.

The fully-enclosed rear garden is low-maintenance, being mainly laid to patio slabs with gravel borders, ideal for entertaining or simply enjoying the sunshine. There is an outside light, and pedestrian access to the garage.

### Single Garage

16'8" x 9'5" (5.09 x 2.89)

Electric up and over door. Strip light. uPVC double glazed door to side. 1 x double power point. 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 B. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

### Energy Performance Certificate

EPC Band 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 - Good outdoor

02 - Variable outdoor

Three - Variable 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.



**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.