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Fixed Price £350,000 Freehold



Lowenva Mill Lane, Sutton Bridge, Lincolnshire, PE12 9UE

Nestled down a quiet lane with no through traffic, this thoughtfully extended 3-bedroom bungalow offers modern, spacious and immaculately presented accommodation. This hidden gem has riverbank walks minutes away, but local amenities nearby also.

The entrance lobby provides ample space in which to kick off your shoes before hanging up your coats in the adjoining hall. From here you flow through to the heart of the home – the contemporary kitchen/diner. Perfect for family living or a keen entertainer, there's plenty of space to gather around a table before moving through to the generous, bright and airy living room. With French doors opening onto the garden, it's easy to keep an eye on playing children or furry friends. A convenient cloakroom is ideal for visiting guests. A practical utility room offers space aplenty, with potential for creating zones to suit your needs – for example, a home office or a craft area for children/grandchildren where the mess doesn't matter.

Once socialising is over, you can wander through the inner hall to the quieter wing of the bungalow. Here, you will find the 3 bedrooms, all enjoying garden views, as well as the family bathroom. The impressive master suite, complete with an en-suite shower room and a dressing room, really is the ultimate private space in which to unwind. The 2 further double bedrooms provide ample space for all the family, and are serviced by a stunning bathroom with a 4-piece suite.

Outside, to the front of the bungalow is a lawned garden, with 2 driveways providing parking for 3 vehicles. To the rear is a fully-enclosed, not over-looked lawned garden, with a patio area perfect for positioning sun loungers/outdoor furniture, and a covered deck providing shelter whatever the weather. There are stepped flower beds adding interest as the seasons change. The supersized wooden garage could be utilised as workshop/storage/hobby space - the possibilities are endless!

Ticking boxes? Contact us to arrange a viewing!

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

Entrance Lobby

2 x uPVC double-glazed windows to the front. uPVC double-glazed door to the front. Wooden-framed window to the side utility room. Decorative tile flooring.

Hall

6'11" x 5'10" (2.11m x 1.78m)

Coved ceiling. Ceiling light pendant. Radiator. Double power-point. BT point.

Inner Lobby

6'9" x 5'2" (2.06m x 1.58m)

Coved ceiling. Inset ceiling lights. Smoke detector. Radiator. 2 x double power-points. Single power-point.

Cloakroom

5'2" x 2'8" (1.58m x 0.83m)

Coved ceiling. Inset ceiling light. uPVC double-glazed privacy window to the side. Radiator. 2-piece suite comprising of a wall-mounted hand basin and a low-level WC.

Utility Room

16'6" x 9'11" (5.04m x 3.04m)

Strip light. uPVC double-glazed window to the front, uPVC double-glazed window to the side. Fitted base units with a worktop over and inset 1 and 1/2 bowl stainless steel sink and drainer with a stainless steel mixer tap. Under-counter space and plumbing for a washing machine and space for a tumble dryer. Matching wall unit. Wall-mounted 'Baxi' combi-boiler. Wall-mounted consumer unit. Radiator. 5 x double power-points.

Kitchen/Diner

17'10" x 12'2" (min) (5.45m x 3.72m (min))

Coved ceiling. Inset ceiling lights. uPVC double-glazed window to the side. uPVC double-glazed door to the side. Fitted range of matching wall and base units with a solid wood worktop over. 1 and 1/2 bowl ceramic sink and drainer with a stainless steel mixer tap. Eye-level 'AEG' oven and warming tray. 'Indesit' electric hob with an integrated 'Bosch' extractor over. Integrated 'Beko' dishwasher. Walk-in storage/pantry cupboard measuring approximately 1.87m x 0.89m with internal light. 4 x double power-points. 2 x double power-points with dual USB ports.

Living Room

29'9" x 12'11" (9.09m x 3.94m)

Coved ceiling. 2 x ceiling lights. Dual-aspect room with uPVC double-glazed window to the front. uPVC double-glazed French doors with uPVC double-glazed side panels to the rear. 2 x radiators. 7 x double power-points. TV point.

Inner Hallway

Coved ceiling. 3 x ceiling light pendants. Smoke detector. Radiator. 2 x double-power-points.

Bedroom 1

17'8" x 11'11" (5.39m x 3.64m)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Radiator. 6 x double power-points. TV point. Carpet flooring.

Dressing Room

7'10" x 6'0" (2.39m x 1.84m)

Coved ceiling. Ceiling light. High-level uPVC double-glazed privacy window to the side. Hanging rails. Carpet flooring. Underfloor heating.

En-Suite

7'10" x 5'4" (max) (2.39m x 1.64m (max))

Coved ceiling. 2 x ceiling lights. uPVC double-glazed privacy window to the front. Extractor. 3-piece suite comprising of a low-level WC, a pedestal hand basin, and a walk-in, mains-fed shower. Heated towel rail. Fully tiled walls and floor. Underfloor heating.

Bedroom 2

12'8" (max) x 11'11" (max) (3.88m (max) x 3.64m (max))

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Radiator. 3 x double power-points. TV point. Carpet flooring.

Bedroom 3

10'0" (to wardrobes) x 7'11" (3.07m (to wardrobes) x 2.43m)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Built-in wardrobes approximately 0.61m in depth. Radiator. 2 x double power-points. Carpet flooring.

Bathroom

12'9" (max) x 5'10" (3.90m (max) x 1.80m)

Inset ceiling lights. 2 x extractors. 2 x uPVC double-glazed privacy windows to the side. 4-piece suite comprising a floating vanity basin with storage drawers, a low-level WC, a bath with centre mixer tap and a walk-in shower with a mains-fed dual-headed rainfall shower. Fully-tiled walls and floor. Heated towel radiator. Underfloor heating.

Outside

To the front of the property is a lawned garden with an established border, with a concrete driveway providing off-road parking for 1 vehicle, and a second granite driveway providing off-road parking for a further 2 vehicles. Outside lights illuminate the front of the property, with an outside tap perfectly positioned for car washing also in situ.

To the rear of the property is a fully-enclosed, not over-looked lawned garden, with a patio area ideal for positioning sun loungers/outdoor furniture. When a break from the sun is needed, the covered deck is the ideal space on which to relax or entertain. There are stepped flower beds at the bottom of the garden, currently used for a multitude of purposes such as a flower bed, vegetable bed and a base for a chicken coop. With a wooden storage shed providing space for storing gardening equipment close by, the beds could easily be re-purposed to your desire. Outside lighting makes it possible to enjoy the garden well into the evening, with a further outside tap also making garden maintenance easy. There is a pedestrian door to the garage, meaning it could easily serve as additional storage or a workshop space.

Garage

33'11" x 12'01" (10.34m x 3.68m)

Wooden construction, with double doors to the front, as well as pedestrian doors to the front and side. Window to the side. Power and lighting.

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.

Local Area

The village of Sutton Bridge has a range of shops and amenities including a doctors surgery and a post office, plus a challenging Golf Course. 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. 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 hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

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 C. 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 - Variable 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. and Saturday 9:00am to 2:00pm.

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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Dersingham
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.