Offers in the region of £350,000 Freehold

2 Golf Court, Sutton Bridge, Lincolnshire, PE12 9QN

Beautifully refurbished to an exceptional standard, this impressive four-bedroom detached bungalow offers elegant and spacious living within a private and exclusive development of just four residences.

The property provides a superb sense of space throughout, featuring a generous living room centred around a charming log burner, creating a warm and inviting focal point. A large, contemporary fitted kitchen, complete with integrated appliances and designed for both everyday living and entertaining.
Four generously proportioned bedrooms with en suite serving bedroom 1. Well-appointed family bathroom. An attached single garage with a separate laundry room adds further practicality and convenience.

Additional highlights include all new uPVC double-glazed windows and doors.

To the rear a quiet, fully enclosed garden, predominantly laid to lawn and bordered by mature fruit trees, established shrubs and bushes, creating a peaceful and private outdoor retreat. With a gravel driveway providing off-road parking for several vehicles/caravan/motorhome to the front.

Ideally positioned close to local amenities, including a GP surgery and post office, yet enjoying a peaceful setting. This property is offered with no forward chain, making this a rare and highly desirable opportunity. Do not miss your chance to view.

The village of Sutton Bridge has a range of shops and amenities, 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 including. 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

LONG SUTTON

Hallway
20'6" x 3'5" min (6.27m x 1.06m min)
Coved ceiling. Inset ceiling lights. Part-glazed double-glazed uPVC door with a matching side panel. Small storage cupboard. Loft access hatch. Telephone socket, power points, radiator and cover. 'Karndean' flooring.

Living Room
21'9" x 11'8" (6.64m x 3.58m)
Textured and coved ceiling. uPVC double glazed windows to front and side (double aspect). Log burner (HETAS certified) on marble hearth with wooden mantel piece. Telephone point. Aerial socket. Power points. Radiators x 2.

Kitchen
12'5" x 12'3" (3.81m x 3.74m)
Coved ceiling with inset ceiling lights. uPVC double-glazed French doors to rear. uPVC double-glazed window to range. Range of matching wall and base units. Tiled splashbacks. Composit 1 1/2 bowl sink and drainer with mixer tap over. 'AEG' eye-level double ovens. Matching 'AEG' hob with extractor over. 'AEG' Integrated washing machine and dishwasher. Integrated fridge freezer. Space for dining table. Power points.

Bedroom 1
12'7" x 11'9" (3.84 x 3.60m)
Coved ceiling. uPVC double-glazed window to rear. Power points. Radiator.

En-suite shower room
6'5" x 5'10" (1.98m x 1.78m)
uPVC double-glazed privacy window to front. Double shower cubicle with mains-fed dual head shower. Vanity unit with hand basin, WC and storage.

Bedroom 2
11'9" x 10'9" min (3.59m x 3.29m min)
Textured and coved ceiling. uPVC double-glazed window to rear. Large double built-in wardrobe. Power points. Radiator.

Bedroom 3
12'3" x 9'9" (3.74m x 2.99m)
Textured and coved ceiling. uPVC double glazed window to front. 2 x double power points. Radiator.

Bedroom 4
8'2" x 7'4" (2.50 x 2.25)
Textured and coved ceiling. uPVC double glazed window to side. Power points. Aerial socket. Telephone point. Radiator.

Bathroom
8'10" x 8'5" (2.71m x 2.59m)
Coved ceiling. Fully panelled walls. uPVC double-glazed privacy window to side. Panelled bath with mains-fed, dual head shower over. Vanity unit with hand basin, WC and storage. Heated towel rail.

Outside
A peaceful, fully enclosed garden, predominantly laid to lawn and bordered by mature fruit trees, creating a peaceful and private outdoor retreat. A wooden summer house provides an ideal space for relaxation, hobbies or home working, while outdoor lighting and an external tap add both convenience and practicality. To the front of the property, off-road parking for multiple vehicles on a gravel driveway.

Garage
12'7" m x 9'2" (3.86 m x 2.80m)
Up and over door. Power and lighting. Please note the garage has been converted to allow space for a laundry room. It is sectioned with a stud wall, which can easily be removed to make space for a vehicle.

Laundry Room (in garage)
9'2" x 7'3" (2.80 x 2.21)
Wall-mounted "Glow Worm" gas boiler. Worktop. Space and plumbing for tumble dryer.

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 D. For more information on the council tax, please contact South Holland District Council Tel. 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 - Good outdoor
Three - Variable outdoor
Vodafone - Good outdoor

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.

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 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.