



Offers in the region of £170,000 Freehold



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

A 2-bedroom semi-detached bungalow, situated on a small established estate, with no through road, in the Market Town of Long Sutton.

The bungalow offers a larger-than-average, bright and airy living room which could easily accommodate a dining table too. The fitted kitchen with freestanding appliances offers ample cupboards in which to store your crockery, whilst the bathroom provides space to soak your aching bones currently, but could be updated to have a walk-in shower by the next owner if mobility is an issue. With a master bedroom overlooking the garden, the second bedroom could be used as a multi-functional space to make the most of the sun room off it.

Externally, to the side of the bungalow is a gravel driveway that provides off-road parking for 3+ vehicles, with further space in the garage if desired. The rear garden is fairly low-maintenance in nature currently. It is enclosed with fencing and laid to a combination of lawn, gravel and pea shingle, with a border for planting if you're green-fingered. It benefits from a wooden shed for storing the essentials.

If you are looking to downsize so that you can concentrate on making memories rather than being swamped with housework, this might be the bungalow just for you. Offered with NO FORWARD CHAIN, contact us today to arrange a 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, 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 small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

LONG SUTTON

Entrance Hall

Coved, textured ceiling. Ceiling light pendant. Loft hatch. uPVC door with feature double-glazed leaded privacy windows to the side. Airing Cupboard housing a hot water cylinder with shelving measuring approximately 0.66(m) x 0.65(m). Radiator. Heating thermostat. Wall-mounted consumer unit. Laminate flooring.

Kitchen

9'10" x 8'10"(max) 6'5"(min) (3.02 x 2.71(max) 1.97(min))
Coved, textured ceiling. Ceiling light. uPVC double-glazed window to the front. Fitted range of wall and base units with a worktop over and a tiled splashback. Built-in full-height cupboard. Stainless steel sink and drainer with a stainless steel mixer tap. Free-standing 'Beko' gas oven, grill and hob. 'Fridgemaster' fridge-freezer. 'Bosch' washing machine. Radiator. 2 x double power-points. 1 x single power-point. Linoleum flooring.

Living / Dining Room

17'7" x 11'5"(max) 10'2"(min) (5.36 x 3.50(max) 3.12(min))
Coved, textured ceiling. Ceiling light. uPVC double-glazed window to the front. 3 x wall lights. Wall-mounted gas fire with a tiled surround and tiled hearth and a wooden mantle. Radiator. 3 x double power-points. TV point. BT point. Carpet flooring.

NB. The gas fire powers the GlowWorm back boiler which was last serviced in January 2025.

Bedroom 1

11'0" x 10'5" (3.36 x 3.18)
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. 2 x freestanding double wardrobes and a coordinating chest of drawers. Radiator. Single power-point. Carpet flooring.

Bedroom 2

9'10" x 7'10" (3.02 x 2.39)
Coved, textured ceiling. Ceiling light pendant. Wooden framed double-glazed sliding patio doors to the rear sun room. Radiator. Single power-point. Laminate flooring.

Bathroom

6'3" x 5'5" (1.92 x 1.67)
Coved, textured ceiling. Ceiling light. Extractor fan. uPVC double-glazed privacy window to the side. 3-piece suite comprising a low-level WC, a pedestal hand basin and a panel bath with a 'Triton' electric shower and glass shower screen over. Part-tiled walls. Radiator. Wall-mounted mirrored vanity cupboard. Linoleum floor tiles.

Lean-To

7'9" x 7'7" (2.37 x 2.33)
Wooden double-glazed construction with a polycarbonate roof and an aluminium framed double-glazed sliding patio door to the rear. Single power-point. Linoleum flooring.

Outside

To the front of the bunaglow is an area laid to gravel, with a border ideal for adding a pop of colour with bedding plants etc.

To the side of the bungalow is a gravel driveway that provides off-road parking for 3+ vehicles, with further space in the garage if desired. A block-paved path runs down the side of the bungalow to the main entrance door and further to the pedestrian gate to the rear.

The rear garden is enclosed with fencing and laid to a combination of lawn, gravel and pea shingle, with a border for planting. It benefits from a wooden storage shed and lighting.

Garage

17'0" x 9'5" (5.19 x 2.88)
Up-and-over vehicular door and a wooden pedestrian door to the side. Wooden-framed window to the side. Strip light. Double power-point.

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

Mobile Phone Signal

Mobile phone signal can be checked using the following links –

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

<https://www.signalchecker.co.uk/>

Broadband Coverage

Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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 further information please use the following links -

www.gov.uk/check-long-term-flood-risk

www.gov.uk/request-flooding-history

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359. In 0.4 miles, turn right onto Limewalk. Turn right onto St. Thomas Court where the bungalow is located on the left-hand side.

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.