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Offers in the region of £290,000 Freehold



8 Skelton Drive, Long Sutton, Lincolnshire, PE12 9FT

A generously proportioned three-bedroom bungalow, positioned to enjoy far-reaching views across open fields while remaining within easy walking distance of a range of local amenities.

From the moment of arrival, the property creates a welcoming impression, with a spacious entrance hallway setting the tone for the generous accommodation beyond. A bright and beautifully proportioned living room, kitchen/diner, separate utility room, convenient cloakroom and bright conservatory, offering an additional versatile space from which to enjoy the surrounding outlook.

The property offers three well-proportioned bedrooms, together with a practical family bathroom, providing comfortable and versatile accommodation ideal for both everyday living and entertaining.

Externally, the property occupies a wrap-around plot, with the rear garden being a particular highlight. Predominantly laid to lawn and enjoying stunning uninterrupted views across the adjoining fields, the garden presents an exceptional opportunity for the keen gardener to create a truly beautiful and private outdoor sanctuary.

To the front, an attractive decorative lawn enhances the property's kerb appeal, while a private driveway provides convenient off-road parking for two vehicles and leads to a detached single garage.

Combining generous accommodation, superb outdoor space and an enviable rural views with the convenience of local amenities close at hand, this is an excellent opportunity to acquire a spacious and highly appealing bungalow with considerable potential to create a truly exceptional home.

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

Hallway
27'0" x 4'10" (8.24 x 1.49)
Coved and textured ceiling. Part uPVC part double-glazed front door with matching side panel. Access to cupboard. Loft access. Power points. Radiator. Fitted carpet.

Living Room
16'7" x 11'11" (5.08 x 3.65)
Coved and textured ceiling. uPVC double-glazed bay-style window to front with uPVC double-glazed window to side. Electric fireplace with marble hearth and wooden surround. TV aerial point. Power points. Radiator. Fitted carpet.

Kitchen
12'6" x 12'0" (3.83 x 3.66)
Coved and textured ceiling. uPVC double-glazed window to side. Matching range of wall and base units with worktop over. Stainless steel sink and drainer with mixer tap. Integrated 'Indesit' single oven with matching electric hob. Space and plumbing for dishwasher. Space for dining table. Wall-hung 'Worcester' gas boiler. Power points. Radiator. Wood effect vinyl flooring.

Utility Room
7'6" x 6'8" (2.29 x 2.05)
Coved and textured ceiling. Part uPVC part double-glazed door to conservatory. uPVC double-glazed window to rear. Base units with stainless steel sink and drainer with mixer tap. Space for tall fridge freezer. Space and plumbing for washing machine. Power points. Radiator. Wood-effect vinyl flooring.

Cloakroom
6'9" x 2'11" (2.06 x 0.90)
Coved and textured ceiling. uPVC double-glazed privacy glass window to side. Hand basin. Low-level WC. Radiator. Wood-effect vinyl flooring.

Conservatory
9'6" x 9'7" (2.91 x 2.93)
Brick base with uPVC double-glazed window. French doors to garden. Power points. Fitted carpet.

Bedroom 1
12'2" x 10'2" (to wardrobes) (3.72 x 3.12 (to wardrobes))
Coved and textured ceiling. uPVC double-glazed window to front. Fitted bedroom suite consisting of wardrobes and bedside storage. Power points. Radiator. Fitted carpet.

Bedroom 2
12'3" x 10'2" (3.75 x 3.12)
Coved and textured ceiling. uPVC double-glazed window to side. Power points. Radiator. Fitted carpet.

Bedroom 3
10'4" x 9'2" (3.15 x 2.81)
Coved and textured ceiling. uPVC double-glazed window to rear. Power points. Radiator. Fitted carpet.

Bathroom
8'10" x 6'7" (2.71 x 2.03)
Coved and textured ceiling. uPVC double-glazed privacy window to rear. Panelled bath with mixer tap. Shower cubicle with electric 'Mira' shower. Pedestal hand basin. Low-level WC. Fully tiled walls. Radiator. Vinyl flooring.

Outside
To the rear is a generous wraparound garden enjoying attractive field views. Mainly laid to lawn, the garden offers excellent potential for keen gardeners to create a wonderful outdoor space. There is also a timber shed and greenhouse, with two side gates providing convenient access to the front of the property.

To the front, a decorative lawn enhances the property’s kerb appeal, while a gravel driveway provides off-road parking for two vehicles.

Local Area
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, Opticians, Library, Hardware Store, Appliance Store, Dentists, Hairdressers, Various Eateries and Shops. The market is held every Friday in Market Place. 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.

Material Information

Agent's Note
This property is being sold as part of an estate and the sale is subject to the necessary Grant of Probate being obtained.

Services
Mains electric, water and drainage are all understood to be installed at this property.
Central heating type - Gas

Council Tax
Council Tax Band C. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

Energy Performance Certificate
EPC Rating D. If you would like to view the full EPC, please enquire at our Long Sutton office.

Mobile Phone Signal
EE - Good outdoor and in-home
02 - Good outdoor, variable in-home
Three – Good outdoor, variable in-home
Vodafone - Good outdoor, variable in-home

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.



















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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.