

Geoffrey & Collings Co

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www.geoffreycollings.co.uk

Offers in the region of £245,000 Freehold



28 Lowgate, Lutton, Lincolnshire, PE12 9HP

Put your own stamp on this unique chalet-style 4-bed detached property located in the sought-after village of Lutton.

This property boasts a good-sized living room, open plan kitchen diner, cloakroom, family bathroom and two downstairs double bedrooms. A convenient renovation has added two extra bedrooms on the first floor with access to a shared en-suite. This home offers ample space for a growing family or accommodating guests. To the rear a fully enclosed garden, mostly laid to lawn with patio for outdoor dining. This property benefits from a block paved driveway providing off-road parking for 3/4 vehicles, caravans or motorhome. Further space is provided in the single integral garage. Offered with VACANT POSSESSION AND NO FORWARD CHAIN!

Don't miss the opportunity to make this charming chalet-style property your new home. Contact us today to arrange a viewing and experience the beauty and tranquillity that this property has to offer.

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, Dentists, Hairdressers various eateries, schools and sports centre. 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. There is also a bus service to the market town of Wisbech which is about 10 miles away. The North Norfolk coast is just a 45-minute drive. The smaller town of Sutton Bridge also offers a small marina, a challenging golf course along with the Sir Peter Scott Walk.

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

Hallway

17'5" x 3'10" (max) (5.33 x 1.17 (max))

Coved ceiling. Fire alarm. Part uPVC double-glazed door to front. Thermostat. Radiator. Wood effect flooring.

Living Room

16'2" x 11'11" (4.95 x 3.64)

Coved ceiling. Double aspect uPVC double-glazed window to front and side. Power points. TV aerial socket. BT Openreach point. 2 x radiators.

Open Plan Kitchen Diner**Kitchen Area**

19'1" x 11'10" (5.83 x 3.63)

Inset ceiling lights. uPVC double-glazed window to side. Range of matching wall, base and drawer unit with worktop over. Stainless steel 1 1/2 bowl sink with mixer tap. Eye level 'Neff' double oven. 'Neff' electric hob with extractor over. Under-counter space for one appliance. Integrated tall fridge freezer. Access to storage cupboard. Tile effect flooring.

Dining Area

12'2" x 7'11" (3.71 x 2.43)

Inset ceiling lights. 2 x part uPVC double-glazed door giving access to side and rear. Double aspect double-glazed windows to both sides. TV aerial socket. Power points. Radiator. Tile effect flooring.

Cloakroom

6'4" x 6'0" (1.95 x 1.83)

Inset ceiling lights. uPVC double-glazed privacy glass window to side. Space and plumbing for under-counter washing machine and tumble dryer. Wall hung 'Worcester' gas boiler. Low-level WC. Wall hung basin. Power points. Tile effect flooring.

Bedroom 1

12'11" x 9'6" (3.94 x 2.90)

Ground floor bedroom. Double aspect uPVC double-glazed windows to front and side. Power points. Radiator.

Bedroom 2/Family Room

13'5" x 8'4" (4.10 x 2.55)

Ground floor bedroom. Coved ceiling. uPVC double-glazed patio door to rear with matching side panel. uPVC double-glazed window to side. Power points. Radiator.

Shower Room

6'4" x 5'2" (to shower cubicle) (1.94 x 1.59 (to shower cubicle))

Inset ceiling lights. Extractor fan. uPVC double-glazed privacy glass window to rear. Corner shower cubicle with mains fed dual shower. Vanity hand basin with base and wall storage plus light up bathroom mirror. Low-level WC. Heated towel rail. Wood effect flooring.

Bedroom 3

10'5" x 9'9" (to sloped ceiling) (3.18 x 2.99 (to sloped ceiling))

Sloped ceiling. uPVC double-glazed window to rear. Cupboard storage. Access to shared en-suite. Power points. Radiator.

Bedroom 4

9'9" x 9'0" (to sloped ceiling) (2.98 x 2.75 (to sloped ceiling))

Sloped ceiling. uPVC double-glazed window to rear. Access to shared en-suite. Power points. Radiator.

Shared En-suite

6'11" (inc. shower cubicle) x 2'7" (2.11 (inc. shower cubicle) x 0.81)

Inset ceiling lights. Extractor fan. uPVC double-glazed privacy window to rear. Step in shower cubicle with mains fed dual shower. Low-level WC. Wall hung basin. Tiled floor.

Garage

15'11" x 8'4" (4.87 x 2.56)

Single integral garage. 'Up and over' garage door. uPVC double-glazed privacy glass window to side. Power. Lighting.

Outside

To the rear a fully enclosed garden, mostly laid to lawn with patio for outdoor dining. Wooden garden shed. Outdoor lighting. Outdoor tap. Tall hand-gate giving access to the front of the property. To the front a pretty garden decorated with various shrubs and bushes. A gravel driveway provides off-road parking for 3/4 vehicles, caravans or motorhome.

Council Tax

Council Tax Band B. 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.

Services and Further Information

Mains electric, water and private drainage are all understood to be installed at this property.

Central heating type - Gas central heating

Broadband and mobile phone coverage can be checked using the following link –

<https://www.ofcom.org.uk/phones-telecoms-and-internet/coverage>

This postcode is deemed as very low risk of surface water flooding and 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

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Directions

From our office in Long Sutton, head north-west on High St and continue onto Gedney Road for approximately 0.4 miles. Turn Right onto Limewalk and continue straight for about a mile as it becomes Marriots Gate. At the T junction by the Jolly Crispin pub, turn right. The property can be found on the left-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.30pm and Saturday 9.00am to 1.00pm.

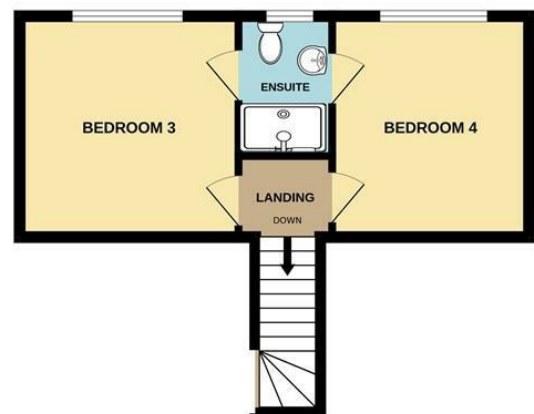
Please visit www.geoffreycollings.com for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT OUR LONG SUTTON BRANCH FOR A FREE MARKETING APPRAISAL.

GROUND FLOOR



1ST FLOOR





17 Blacktriars Street
King's Lynn
Norfolk
PE30 1NN

7b Hunstanton Road
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.