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Offers in the region of £230,000 Freehold



47 Falklands Road, Sutton Bridge, Lincolnshire, PE12 9XF

Offered with NO FORWARD CHAIN, a 3-bedroom detached bungalow situated on a popular estate within walking distance of village amenities. Whilst some buyers may wish to update the bungalow, it presents a wonderful opportunity to turn a personal vision of an ideal home into a reality that can be enjoyed for the next chapter of life.

The bungalow can be entered through either the front or side porches, which are ideal for kicking off shoes and hanging coats. The bungalow itself boasts a cosy living room off which is a garden room which could serve as a place for dining, relaxing or entertaining whilst enjoying the garden views. The kitchen/breakfast room has ample space for storage and appliances.The generous king-size master bedroom and second large double bedroom with a bay window could become peaceful retreats after a busy day, whilst the third single bedroom has built-in storage but could be a lovely office or craft room if preferred. The property is equipped with a family bathroom, as well as a convenient cloakroom.

Outside, at the front boundary of the property is a picket fence, with an opening to a tarmac driveway which provides off-road parking for multiple vehicles. There is a lawned front garden with an established border and an additional bed ready for planting. The rear garden can be accessed via pedestrian gates which are located at both sides of the bungalow. It is a fully enclosed garden, with an area of lawn and an expanse of concrete hardstanding ideal for positioning outside furniture. There are established trees and bushes. Beyond the rear boundary fence is farmland, over which spectacular sunsets can be enjoyed. A single garage provides additional space for storage or a vehicle.

Arrange a viewing today to fully appreciate the potential this bungalow offers.

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

Front Porch
6'10" x 4'7" (2.10m x 1.42m)
uPVC double-glazed windows to the front and side. uPVC double-glazed privacy door to the side. Wooden-framed glazed door to the entrance hall. Light. Double power-point. Tile flooring.

Entrance Hall
Coved and textured ceiling. 2 x ceiling lights. Loft hatch. Smoke detector. Airing cupboard measuring approximately 1.06m x 0.67m housing a hot water cylinder with shelving. Radiator. Double power-point. BT point. Thermostat. Carpet flooring.

Kitchen/Breakfast Room
11'6" x 10'4" (3.51m x 3.15m)
Coved and textured ceiling. Strip light. Smoke detector. uPVC double-glazed window to the front. Fitted range of wall and base units with a worktop over and a tiled splashback. Stainless steel sink and drainer with a stainless steel mixer tap. Freestanding 'Creda' cooker. Under-counter space and plumbing for a washing machine. Space for a tall fridge-freezer. Radiator. 3 x double power-points. 3 x single power-points. TV point. Carpet flooring.

Side Porch
5'3" x 3'2" (1.61m x 0.97m)
uPVC double-glazed windows to the front and the side. uPVC double-glazed privacy door to the rear. Wooden-framed glazed door to the kitchen. Light. Alarm panel. Carpet flooring.

Living Room
15'8" x 11'3" (max) (4.78m x 3.45m (max))
Coved and textured ceiling. Ceiling fan light. 2 x wall lights. uPVC double-glazed door with matching uPVC double-glazed side panel to the rear garden room. 'Baxi Bermuda GF Super' coal-effect gas fire with a back boiler set on a tiled hearth with a wooden mantle. Radiator. 3 x double power-points. TV point. Carpet flooring.

Garden Room
12'11" (max) x 10'6" (3.95m (max) x 3.22m)
Brick-construction with a polycarbonate roof. Strip light. uPVC double-glazed window to the rear. uPVC double-glazed french doors with matching uPVC double-glazed side panels to the side. Wall-mounted 'Baxi Brazili Slimline 5s' convector heater. Double power-point. Linoleum flooring.

Cloakroom
7'4" x 3'6" (max) (2.24m x 1.08m (max))
Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy window to the front. Mid-level WC. Pedestal hand basin. Radiator. Part-tiled floors. Tile flooring.

Bedroom 1
12'0" x 11'3" (3.66m x 3.44m)
Coved and textured ceiling. Ceiling fan light. uPVC double-glazed window to the rear. Radiator. 2 x double power-points. Single power-point. Carpet flooring.

Bedroom 2
10'4" (min) x 8'7" (3.16m (min) x 2.64m)
Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed bay window to the front. Radiator. Power-points. Carpet flooring.

Bedroom 3
11'3" (max) x 7'1" (max) (3.45m (max) x 2.18m (max))
Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the rear. Storage cupboard with shelving measuring approximately 1.03m x 0.51m. Radiator. Double power-point. Carpet flooring.

Bathroom
7'3" x 6'7" (2.22m x 2.02m)
Coved and textured ceiling. Ceiling light. uPVC double-glazed privacy window to the front. 3-piece suite comprising a low-level WC, a pedestal hand basin and a bath with a mixer tap and shower head attachment, as well as a wall-mounted 'Heatstore Esprit' electric shower over. Radiator. Fully-tiled walls. Shaving point. Tile flooring.

Outside
At the front boundary of the property is a picket fence, with an opening to a tarmac driveway with a turning point which provides off-road parking for multiple vehicles. There is a lawned front garden with an established border and an additional bed ready for planting. There is an outside light and an outside tap. The rear garden can be accessed via pedestrian gates which are located at both sides of the bungalow. It is a fully enclosed garden, with an area of lawn and an expanse of concrete hardstanding ideal for positioning outside furniture. There are established trees and bushes. The garden benefits from outside lighting. Beyond the rear boundary fence is farmland, over which spectacular sunsets can be enjoyed.

Garage
Single garage with an up-and-over door to the front and a personnel door to the side.

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, 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.

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 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
EE - Good outdoor
02 - Variable in-home, good outdoor
Three - Variable in-home, good outdoor
Vodafone - Good 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. 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.



















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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.