

Offers in the region of £295,000 Freehold



14 Congreves Close, Lutton, Lincolnshire, PE12 9LX

Positioned in a quiet cul-de-sac in the sought-after village of Lutton, this 3-bedroom detached bungalow is a must-see for those searching for an immaculately presented and exceptionally spacious bungalow boasting farmland views.

Internally, the bungalow boasts a generously proportioned, bright and airy double-aspect living room with a contemporary electric fire. The fully fitted kitchen offers more than ample storage space, with some integrated appliances and designated space for others, whilst the separate utility room allows for the washing to be shut away when there aren't enough hours in the day. A conservatory serves as a second sitting room and works perfectly for both relaxing or catching up with visiting family and friends. The master bedroom is fitted with wardrobes and drawers, and the second bedroom is fitted with a bedroom suite too. Bedroom three is utilised by the current owners as a dining room, with patio doors allowing for access outside. The spacious shower room boasts a double shower cubicle, with vanity hand basin and WC units providing exceptional storage space for toiletries. There is also the convenience of an additional cloakroom.

Externally, at the front of the property, cared-for hedged boundaries offer privacy, with an opening for access to the gravelled driveway. Further space is available in the detached garage. The fully enclosed side and rear gardens are truly a private haven in which to relax and enjoy the garden and farmland views by day and spectacular sunsets by night. A covered terrace extends from the conservatory and across bedroom 3, and provides the ideal spot to position furniture and shelter from sunshine or rain. Laid to low-maintenance decorative slate, the pretty mature borders and raised planters add pops of colour and interest as well as the opportunity to potter around. The addition of a wooden summer house provides an extra space for relaxing, with two sheds providing places to house gardening essentials.

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

Porch

Open porch with light.

Hallway

Coved ceiling. 2 x ceiling light pendants. Loft hatch. Smoke detector. uPVC double-glazed privacy door with matching uPVC double-glazed privacy side panel to the front. Airing cupboard measuring approximately 0.90m x 0.79m housing a hot water cylinder with shelving. Radiator. Single power-point. BT point. Carpet flooring with door matting to entrance area.

Living Room

5.24m x 3.69m

Coved ceiling. Ceiling light. Double-aspect room with a uPVC double-glazed bay-style window to the front and a uPVC double-glazed window to the side. 2 x wall lights. Contemporary wall-hung flame-effect electric heater with stone-effect surround. 2 x radiators. 4 x double power-points. Single power-point. TV point. Carpet flooring.

Kitchen

3.86m x 3.69m

Coved ceiling. Ceiling light. uPVC double-glazed window to the side. Wooden-framed window to the rear utility room. Fitted range of matching wall and base units with a worktop over and coordinating upstand. Inset 1 and ½ bowl composite sink and drainer with a chrome mixer tap. 'Bosch' eye-level oven and grill. 'Belling' ceramic hob with integrated extractor over. Integrated bins. Under-counter space and plumbing for a dishwasher. Under-counter space for an additional appliance. Wall-hung 'Vaillant' gas-fired boiler housed in wall unit. Radiator. 4 x double power-points. Single power-point. Tile flooring.

Utility Room

2.70m x 1.77m

Coved ceiling. Ceiling light. uPVC double-glazed privacy door to the rear conservatory. uPVC double-glazed window to the rear conservatory. Fitted base unit with a worktop over and a tiled splashback. Inset stainless steel sink and drainer with a chrome mixer tap. Matching wall unit. Under-counter space and plumbing for a washing machine. Space for a tall fridge-freezer. Radiator. Single power-point plus additional point for washing machine. Tile flooring.

Cloakroom

1.76m x 0.85m

Coved ceiling. Ceiling light. uPVC double-glazed privacy window to the side. Low-level WC. Vanity basin with a chrome mixer tap. Radiator. Fully tiled walls. Tile flooring.

Conservatory

3.80m x 3.00m

uPVC double-glazed construction, with a uPVC double-glazed door to each side and a polycarbonate roof. Wall light. Wall-hung 'Dimplex' electric heater. Single power-point. Tile flooring.

Bedroom 1

3.88m x 3.64m (max)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Fitted wardrobes providing hanging space, shelving and storage drawers. Radiator. 2 x double power-points. Single power-point. TV point. Carpet flooring.

Bedroom 2

3.64m x 2.87m (max)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Fitted bedroom suite comprising of a wardrobe, dressing table and over-bed storage cupboards. Radiator. Single power-point. Carpet flooring.

Bedroom 3/Dining Room

3.34m x 2.68m

Coved ceiling. Ceiling light pendant. uPVC double-glazed sliding patio doors to the rear. Radiator. Double power-point. Single power-point. Laminate flooring.

Shower Room

2.47m x 2.10m

Coved ceiling. Ceiling light. Extractor fan. uPVC double-glazed privacy window to the rear. Vanity WC unit with cupboards and drawers. Vanity basin unit with cupboards and drawers. Double shower cubicle with PVC board splashbacks and a mains-fed shower. Radiator. Wall-mounted 'Hycos' electric heater. Vanity mirror with downlights and shelving. Fully tiled walls. Tile flooring.

Outside

At the front of the property, cared-for hedged boundaries offer privacy, with an opening for access to the gravelled driveway which provides off-road parking for multiple vehicles. The established front garden boasts colourful borders comprising of shrubs, bushes and fruit trees. The front of the property benefits from outside lighting.

A pedestrian gate at the side of the property provides access to the side and rear garden. The fully enclosed side and rear gardens are truly a private haven in which to relax and enjoy the garden and farmland views by day and spectacular sunsets by night. A covered terrace extends from the conservatory and across bedroom 3, and provides the ideal spot to position furniture and shelter from sunshine or rain whilst still enjoying the fresh air. Whilst laid to low-maintenance decorative slate, the pretty mature borders and raised planters add pops of colour and interest as well as the opportunity to potter around. The addition of a wooden summer house (measuring approximately 2.92m x 2.29m) provides an extra space for relaxation or entertaining.

The garden further benefits from 2 wooden storage sheds, one of which is equipped with power and lighting, as well as a small glasshouse which is bound to appeal to anyone green-fingered. There is an outside tap and outside lighting.

Garage

4.87m x 3.07m

Detached garage with electric roller shutter door to the front and a uPVC double-glazed privacy window to the rear. Power and lighting.

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 small but busy Market Town of Long Sutton is approximately 2 miles away. It 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 King's 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 and a challenging Golf Course, along with the Sir Peter Scott Walk.

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 - Good outdoor

Three - Good outdoor

Vodafone - Variable outdoor

Visit the Ofcom website for further information.

Broadband Coverage

Standard 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.