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## Offers in the region of £265,000 Freehold



### 17 Midsummer Gardens, Long Sutton, Lincolnshire, PE12 9GF

Tucked away at the end of a peaceful cul-de-sac, this beautifully presented and maintained 2-bedroom detached bungalow offers a comfort and privacy in a friendly residential setting.

The bungalow comprises of a welcoming entrance hall with low-maintenance LVT flooring, and a spacious kitchen/diner overlooking the garden. The cosy living room with its feature bay window is a lovely space in which to relax or entertain guests. It boasts 2 good-sized double bedrooms, and a well-appointed bathroom with a shower over the bath.

Situated on a generous corner plot, the bungalow has real kerb appeal. Outside, to the front of the property is a gravel drive providing off-road parking for multiple vehicles, with further parking in the detached garage. There is a decorative slate bed with inset slabs ideal for standing planters or garden ornaments, and an area of lawn. To the rear, the property enjoys a fully enclosed garden with established borders and beds, as well as a substantial patio area.

If you're looking to secure a quality home in a highly sought-after area - early viewing is strongly recommended!

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 and 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.

**Entrance Hall**

Coved and textured ceiling. Ceiling light pendant. Loft hatch. uPVC door with decorative double-glazed privacy window and a uPVC double-glazed privacy side panel. Airing cupboard measuring approximately 0.81m x 0.65m housing a hot water cylinder with shelving. Radiator. Double power-point. BT point. Thermostat. LVT flooring.

**Living Room**

15'0" x 11'7" (min) (4.58m x 3.54m (min))

Coved and textured ceiling. Ceiling light. uPVC double-glazed bay window to the front. 2 x wall lights. Gas fire set in a marble surround on a marble hearth with a wooden mantle. 2 x radiators. 3 x double power-points. TV point. Carpet flooring.

**Kitchen/Diner**

14'3" x 9'10" (4.35m x 3.01m)

Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the rear. uPVC double-glazed privacy door to the rear. Fitted range of matching wall and base units with a worktop over and a tiled splashback. 1 and 1/2 bowl ceramic sink and drainer with a stainless steel mixer tap. 'Belling' electric oven and grill with a 'Lamona' 4-burner gas hob and integrated extractor over. Space and plumbing for a washing machine. Under-counter space for an additional appliance. 'Worcester' boiler housed in a wall unit. Heating/hot water programmer. 4 x double power-points. Single power-point. Additional points for appliances. LVT flooring.

**Bathroom**

6'7" x 5'3" (2.03m x 1.62m)

Coved and textured ceiling. Ceiling light. Extractor fan. uPVC double-glazed privacy window to the rear. 3-piece suite comprising of a low-level WC, a pedestal hand basin, and a panelled bath with a mains-fed shower and shower curtain over. Shaving point. Part-tiled walls. Radiator. Tile flooring.

**Bedroom 1**

11'8" x 10'5" (3.56m x 3.20m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. 3 x double power-points. TV point. Carpet flooring.

**Bedroom 2**

11'0" x 10'4" (3.37m x 3.16m)

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. 2 x double power-points. Carpet flooring.

**Outside**

To the front of the bungalow is a gravel drive providing off-road parking for multiple vehicles, with further parking in the detached garage. A slabbed footpath leads to the front door. There is a decorative slate bed with inset slabs ideal for standing planters or garden ornaments, and an area of lawn, across which are stepping stones that lead to a plastic storage shed positioned on a slabbed base. To the side of the bungalow, a pedestrian gate provides access to the rear garden.

The rear garden is fully enclosed. It is laid to lawn with an established border and a central circular bed. There is an area of patio, providing an ideal base for outside furniture. It benefits from an outside tap and outside light.

**Garage**

17'3" x 9'1" (5.27m x 2.79m)

Detached garage with electric roller shutter door, 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.

**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 C. 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 in-home and outdoor

O2 - Good outdoor only

Three - Good outdoor, variable in home

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.

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.**