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## Offers in the region of £150,000 Freehold



### 17 Chestnut Terrace, Sutton Bridge, Lincolnshire, PE12 9SX

A well-presented late Victorian three-storey, three-bedroom mid-terraced home, offering a great balance of character and practical living space. Arranged over three floors, the accommodation is both flexible and well-proportioned. Ideal as a first-time purchase, family home, or investment opportunity.

The property features a bright front living room with a bay window allowing plenty of natural light, a fitted kitchen, a spacious separate dining room, and a large utility room.

The upper levels offer two generous double bedrooms, a family bathroom, and a loft conversion which serves as a third bedroom.

To the rear, there is a good-sized garden mainly laid to lawn, enjoying sunlight for most of the day. A patio area provides space for outdoor seating, while a wooden shed and a metal workshop offer useful storage and workspace.

Conveniently located close to local amenities and bus routes.

Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. 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 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. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

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

**Living Room**

14'10" max (into bay) x 11'10" max (4.53m max (into bay) x 3.62m max)

Coved ceiling. Part-glazed double glazed UPVC front door. UPVC bay window to front. Wood laminate flooring. Feature fireplace with a wooden hearth and stone tray. Power points. Telephone point. TV aerial. Radiator, Under-stairs storage space.

**Dining Room**

9'0" x 11'9" (2.75m x 3.59m)

Textured and coved ceiling. Wood laminate flooring. Ceiling fan. Power points. Radiator. Smoke alarm. Stairs to the 1st floor.

**Kitchen**

11'6" x 8'8" (3.52m x 2.66m)

Textured and coved ceiling. 2x UPVC double glazed windows to the utility room. Part-glazed double glazed UPVC door to the side. Tiled floor. Range of matching wall and base units with worktops over. Tiled splashbacks, Stainless steel single bowl sink and drainer with a mixer tap over. Integrated "Hygena" dishwasher. Freestanding "Hotpoint" cooker with an extractor fan over. Space for a freestanding fridge/freezer. Wall-mounted "ATAG" gas combi boiler (installed about 3 years ago). Power points.

**First Floor Landing**

12'4" x 2'6" (3.76m x 0.78m)

Single power point. Smoke alarm. Stairs to the 2nd-floor bedroom.

**Bedroom 1**

12'1" x 12'0" max (3.69m x 3.68m max)

Textured ceiling. UPVC double glazed window to front. Power points. TV Aerial. Radiator. Under-stairs storage space.

**Bedroom 2**

11'2" x 9'6" (3.42m x 2.91m)

Textured ceiling. 2x UPVC double glazed windows to rear. Built-in storage cupboard/wardrobe. Power points. Radiator.

**Bathroom**

8'11" x 6'8" (2.72m x 2.05m)

Double glazed UPVC window to rear. Part-tiled walls. Low-level WC. Vanity hand basin with storage. 'P' shaped bath with mains-fed dual-head shower over. Radiator

**Bedroom 3**

18'4" max x 11'11" max (5.59m max x 3.65m max)

Textured slanting ceilings with 2x double glazed UPVC dormer windows to front and rear (double aspect). Built-in storage cupboard. Power points. Radiator. Smoke alarm.

**Utility Room**

10'0" x 9'10" min (3.05m x 3.02m min)

Part-brick part UPVC double glazed "lean-to" type utility room. Double glazed UPVC patio doors to the back garden. Space for a freestanding fridge and freezer, space and plumbing for a washing machine, space for tumble drier. Power points. Light.

**Back Garden**

Enclosed fenced back garden laid to grass with a stone patio area. Pedestrian gate and walkway to front. Outside tap. Outside light. Wooden storage shed and a workshop at the rear of the garden.

**Workshop**

8'11" x 11'10" (2.73m x 3.62m)

Workbench, power and light. Concrete floor.

**Front garden**

Fenced front garden laid to grass with a stone pathway to the front door and a pedestrian walkway to the back garden at the side of the property.

**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.

### Services

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

Central heating type - Gas central heating

### Council Tax

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

### Energy Performance Certificate

EPC Band TBC. If you would like to view the full EPC, please enquire at our Long Sutton office.

### Mobile Phone Signal

EE - Good outdoor

02 - Good outdoor

Three – 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.





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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.**