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## Offers in the region of £180,000 Freehold



### 3 King Street, Sutton Bridge, Lincolnshire, PE12 9RB

Offered with NO FORWARD CHAIN, a well-presented 2-bedroom detached bungalow in a central village location within walking distance of local amenities. The property offers a cosy living room with a spacious conservatory off, providing additional living/dining space, as well as a fitted kitchen with integrated appliances and a separate utility room. There is a king-size master bedroom and a second double bedroom. A shower room with a walk-in shower enclosure completes the property. To the front of the bungalow are attractive iron railings and a small area laid to gravel. To the side, a block-paved driveway offering parking for 3 vehicles extends to the single garage with an electric up and over-door and a pedestrian door to the garden. The rear garden is low-maintenance, being mostly laid to patio slabs with gravel borders. A small local park can be found at the end of the road.

The village of 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 hour's 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.

**Entrance Hall**

Coved, textured ceiling. Ceiling light. Loft hatch. Smoke detector. uPVC double glazed, privacy door. Airing cupboard housing hot water cylinder with shelving. Wall-mounted consumer unit. Radiator. 1 x double power point. Heating thermostat. BT point.

**Living Room**

14'6" x 9'0" (4.43 x 2.76)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to side. uPVC double glazed French doors to conservatory. Radiator. 2 x double power-points. TV point.

**Conservatory**

11'0" x 10'9" (3.37 x 3.29)

Part-brick, part uPVC double-glazed construction with poly-carbonate apex roof. uPVC double-glazed French doors to side. Ceiling fan light. Radiator. 1 x double power point.

**Kitchen**

12'11" x 8'3" (3.96 x 2.54)

Coved, textured ceiling. Ceiling light x 2. uPVC double-glazed window to front. uPVC double-glazed window to side. Fitted range of matching wall and base units with worktop over and tiled splash backs. 1 and 1/2 bowl stainless steel and drainer with stainless steel mixer tap. Low-level 'Beko' oven with ceramic 'Beko' hob and integrated extractor over. Integrated fridge. Integrated 'Bush' dishwasher. Space for free-standing freezer. Breakfast bar. Radiator. 3 x double power-points. 1 x single power-point.

**Utility Room**

7'5" x 4'0" (2.28 x 1.22)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed privacy door to side. uPVC double-glazed privacy window to side. Wall mounted 'Logic' boiler with wall-mounted controls. Space and plumbing for washing machine. Radiator. 1 x double power point.

**Bedroom 1**

13'0" x 9'10" (3.97 x 3.02)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to front. uPVC double-glazed window to side. Radiator. Aerial socket. 2 x double power points. TV point.

**Bedroom 2**

9'4" x 9'2"(min) 11'5"(max) (2.86 x 2.80(min) 3.49(max))

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed privacy window to rear. Radiator. 2 x double power-points.

**Shower Room**

7'5" x 5'9" (2.28 x 1.77)

Coved, textured ceiling. Ceiling light. Extractor fan. uPVC double-glazed privacy window to side. Three-piece suite comprising mid-level WC, pedestal hand basin and walk-in shower enclosure with wall-mounted 'Bristol' electric shower. Part-tiled walls with PVC panel to shower enclosure.

**Outside**

To the front of the property are attractive iron-railings with an area laid to gravel. To the side, a block-paved driveway leads to a single garage with off-road parking for 3/4 vehicles.

Pedestrian gates at both sides of the property provide access to the rear garden.

The fully-enclosed rear garden is low-maintenance, being mainly laid to patio slabs with gravel borders, ideal for entertaining or simply enjoying the sunshine. There is an outside light, and pedestrian access to the garage.

**Single Garage**

16'8" x 9'5" (5.09 x 2.89)

Electric up and over door. Strip light. uPVC double glazed door to side. 1 x double power point. Tap.

**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 B. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

## Energy Performance Certificate

EPC Band D. 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 outdoor

Three - Variable 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.

## Ground Floor



3 King St



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  
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Email: [property@geoffreycollings.co.uk](mailto: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.**