



Offers in the region of £275,000 Freehold



16 The Sidings, Long Sutton, Lincolnshire, PE12 9FA

With an EPC rating A, this stunning 2-bedroom detached bungalow is situated in a highly desirable and peaceful cul-de-sac, within walking distance of the town centre. It is tastefully decorated throughout so is ready to be enjoyed by new owners. Through the convenient porch, and off the welcoming entrance hall is a spacious, bright and airy living room. There is a modern fitted kitchen with a built-in dining table, plus the benefit of a separate utility room.

The king-size master bedroom offers ample space to unwind in, whilst the second double bedroom boasts french doors which open out on to the garden. The property is served by a contemporary bathroom with a 4-piece suite, ensuring all bathing and showering preferences are catered for, and a separate cloakroom too.

Outside, at the front of the property is an established lawned garden with cared-for shrubs, bushes and trees, bordered by picket fencing with pedestrian access gates. The gravelled driveway provides off-road parking for 2 vehicles, with an 'Ohme' EV charging point for convenient charging of electric vehicles. The integral garage provides space for a further vehicle if desired. The fully enclosed rear garden is a delight for those who simply want the pleasure of enjoying an established garden. It is laid to lawn, with mature borders of shrubs, bushes and fruit trees, as well as some raised beds. There are areas of patio for sitting outside furniture, one being formed around a decorative rotunda. Tucked in the corner of the garden is a wooden summer house. It is the perfect spot in which to enjoy garden views with a book and a drink, and with the benefit of power and lighting, every need is met.

A MUST-SEE PROPERTY – contact us to arrange a convenient viewing.

LONG SUTTON

Porch

5'4" x 2'6" (1.65m x 0.78m)
uPVC double-glazed french doors to the front. uPVC double-glazed window to the side. Ceiling light.

Entrance Hall

Coved ceiling. Ceiling light. Loft hatch providing access to the boarded loft with a fitted loft ladder and lighting. uPVC double-glazed privacy door with a matching side panel to the front porch. Airing cupboard measuring approximately 1.20m x 0.56m housing a hot water cylinder with shelving. Radiator. Single power-point. Door matting to the entrance area, with carpet flooring beyond.

Living Room

16'0" x 11'8" (4.88m x 3.57m)
Coved ceiling. Ceiling light. uPVC double-glazed bay-style window to the front. Flame effect electric fire inset on a marble surround with a coordinating hearth and a wooden mantle. 2 x radiators. Power-points. TV point. Carpet flooring.

Kitchen/Diner

12'0" x 9'8" (3.67m x 2.97m)
Coved ceiling. Ceiling lights. uPVC double-glazed window to the rear. Fitted range of matching wall and base units comprising a combination of cupboards and drawers with a worktop over. Inset 1 and 1/2 bowl stainless steel sink and drainer with a stainless steel mixer tap. 'Bosch' 4-burner gas hob with a contemporary stainless steel extractor over. Eye-level 'Bosch' double oven and grill. The tall fridge freezer space is surrounded by two pull out larder units. Undercounter space and plumbing for a dishwasher. Coordinating breakfast table. Radiator. 4 x double power-points. Linoleum flooring.

Utility Room

6'8" 6'1" (2.05m 1.87m)
Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the side. uPVC double-glazed door to the rear. Full-height storage cupboard. Undercounter space and plumbing for a washing machine and space for a tumble dryer. Radiator. Double power-point. Linoleum flooring.

Cloakroom

6'8" x 3'2" (2.05m x 0.97m)
Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the side. 2-piece suite comprising of a comfort height toilet and a vanity hand basin with a tiled splashback. Wall-mounted mirrored vanity cupboard. Shaving point. Linoleum flooring.

Bedroom 1

11'11" x 11'8" (3.65m x 3.58m)
Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. Power-points. TV point. Carpet flooring.

Bedroom 2

11'1" x 10'0" (3.38m x 3.07m)
Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed french doors to the rear. Tall radiator. 3 x double power-points. Carpet flooring.

Bathroom

9'0" x 5'5" (2.75m x 1.66m)
Coved ceiling. Inset ceiling lights. Extractor fan. uPVC double-glazed privacy window to the rear. 4-piece suite comprising a comfort height toilet, a vanity basin unit, a large 800mm wide panelled bath with a stainless steel mixer tap with a shower head attachment, and a corner shower cubicle with a wall-mounted electric shower and PVC panel splashback. Heated towel rail. Wall-mounted mirrored vanity cupboard. Shaving point. Part-tiled walls. Linoleum flooring.

Garage

15'5" x 8'9" (4.72m x 2.67m)
Electric up and over door to the front. Lighting and power-points. Wall-hung 'Vaillant' gas-fired boiler (installed in 2021). Consumer unit (upgraded in 2022).

Outside

At the front of the property is an established lawned garden with cared-for shrubs, bushes and trees, bordered by picket fencing with pedestrian access gates. The gravelled driveway provides off-road parking for 2 vehicles, with an 'Ohme' EV charging point for convenient charging of electric vehicles.

The rear garden can be accessed by a pedestrian gate at the side of the property. The fully enclosed rear garden is a delight for those who simply want the pleasure of enjoying an established garden. It is laid to lawn, with mature borders of shrubs, bushes and fruit trees, as well as some raised beds. There are areas of patio for siting outside furniture. Tucked in the corner of the garden is a wooden summer house. It is the perfect spot in which to enjoy garden views with a book and a drink, and with the benefit of power and lighting, every need is met. There is the convenience of a wooden shed perfect for storing gardening essentials, as well as an outside tap and outside power-point.

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 has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots Pharmacy, Health Centre, Opticians, Library, Hardware Store, Appliance Store, Dentists, Hairdressers, Various Eateries and Shops. The market is held every Friday in Market Place. 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 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 A. 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.

NB. 17 solar panels totalling 6.12kw. were installed in 2021 by Eon. They are owned outright. The current owner advised that they currently benefit from £1,500 per year in useage, as well as £900 being exported.

Mobile Phone Signal

EE - Good in-home and outdoor
02 - Good outdoor
Three - Good in-home and 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.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.