



14 Villa Close, Long Sutton, Lincolnshire, PE12 9JR

Offers in the region of £250,000 Freehold



This beautifully presented and spacious 3-bed detached bungalow is tucked away in a peaceful cul-de-sac, yet conveniently located just a short distance from local amenities. The property offers a bright and airy living environment throughout, ideal for comfortable, modern living. The well-appointed interior includes a generous living room, kitchen and a separate utility area. There are three double bedrooms and a contemporary shower room, all finished to a high standard. Recently renovated throughout, the bungalow also benefits from new flooring in every room and a stylish, modern interior. The home enjoys a neatly maintained rear garden, perfect for relaxing or entertaining, while the front of the property features a red brick driveway providing off-road parking and access to an attached single garage. Early viewing is highly recommended – contact us today to arrange your appointment.

Long Sutton, a small but busy Market Town with a good range of amenities, including a Co-Op food store, Health Centre, Boots Pharmacy, Banks and Eateries. The market is held every Friday in Market Square. From Long Sutton, there is a regular bus service throughout the day between the larger Market Towns of Spalding and Kings Lynn which is in Norfolk. Both towns are about 13 miles away and both have onward coach and rail links. There is also a bus service to the Market Town of Wisbech which is about 10 miles away.

LONG SUTTON

Entrance Hall

19'1" x 4'9" (5.83 x 1.46)
Textured and coved ceiling. UPVC double-glazed front door with matching side panel. Loft access (with loft ladder and lighting). Thermostat. Radiator. Power points. Smoke alarm. Storage cupboard.

Living Room

15'11" x 12'10" (4.86 x 3.93)
Textured and coved ceiling. uPVC double-glazed patio doors to garden with matching side panels. Power points. BT Openreach socket. Radiator.

Kitchen/Breakfast Room

11'9" x 9'1" (3.60 x 2.78)
Coved ceiling. Wall and base units with worktops over. Tiled splashbacks. Stainless steel sink with drainer and mixer taps. 'Samsung' electric hob with extractor fan over. Space for tall fridge freezer. Radiator. Power points.

Utility Room

7'4" x 5'0" (2.24 x 1.53)
uPVC double glazed windows to front and side. Plumbing for washing machine and tumble dryer. Heated towel rail. Power points.

Bedroom 1

10'11" x 9'10" (3.34 x 3.02)
Textured and coved ceiling. UPVC double-glazed windows to front with stylish wooden window shutters. Radiator. Power points.

Bedroom 2

9'10" x 8'10" (3.02 x 2.71)
Textured and coved ceiling. uPVC double-glazed window to front with stylish wooden window shutters. Radiator. Power points. Built-in wardrobe.

Bedroom 3

9'10" x 8'1" min (3.02 x 2.48 min)
Textured and coved ceiling. UPVC double-glazed window to side. Radiator. Power points. Built-in wardrobe and desk with inset light.

Shower Room

7'2" max x 5'4" (2.20 max x 1.63)
uPVC double-glazed privacy window to side with stylish wooden shutters. Low-level WC. Vanity hand basin with drawer storage. Corner shower cubicle with mains-fed shower. Heated towel rail.

Rear Entrance Lobby

5'11" x 4'6" (1.81 x 1.39)
uPVC double-glazed privacy window to side. uPVC part double-glazed door to rear. Pedestal hand basin. Tiled splashbacks. Power points. Wall-mounted 'Worcester' boiler.

Attached Single Garage

17'11" x 8'3" (5.47 x 2.53)
Electric door. uPVC part double glazed pedestrian door to rear. uPVC double-glazed window to rear. Power and lighting.

Outside

To the rear a fully enclosed garden, mainly laid to lawn with gravel areas. Mature hedging, plants and shrubs. Outside tap. Wooden shed. To the front a red brick driveway providing off-road parking for 2 cars leading to an attached single garage. Part-laid to gravel. Mature plants and shrubs. Wooden pedestrian gate to side.

Council Tax

Council Tax Band B. Please contact South Holland District Council for more information on the Council Tax (01775 761161)

Energy Performance Certificate

EPC Band C. If you would to view the full EPC then please enquire at our Long Sutton office.

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.

Mobile Phone Signal

EE - Variable in-home and good outdoor
02 - Good (outdoor only)
Three - Variable (outdoor only)
Vodafone - Good (outdoor only)

Visit the Ofcom website for further information.

Broadband Coverage

Standard, Superfast and Ultrafast broadband are 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.

Directions

From our office head west onto the Gedney Road and follow for approximately 1/2 mile, take the left into Garnsgate Road and then first right into Villa Close. The property can be located on the right.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.30pm and Saturday 9.00am to 1.00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT 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.