



LONG SUTTON

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, Frommengers, 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 challenging Golf Course along with the Sir Peter Scott Walk.

Arrange your viewing today to appreciate all this property offers!

To the rear of the property is the large garden, accessible via a pedestrian gate from the driveway. The garden comprises mostly of lawn, bordered by fencing and conifer hedging. An extensive patio area, which extends to a path leading to the garage, and further to the wooden storage shed, provides ample space for dining, relaxing and entertaining.

Upstairs is a contemporary family bathroom, three double bedrooms, one of which has a built-in wardrobe, and a fourth single bedroom. The property also benefits from uPVC double-glazing throughout and a gas-fired central heating system.

Downstairs comprises an open-plan living/dining room with dual aspect windows, and a fitted kitchen/breakfast room with a range-style cooker, integrated fridge, freezer and washing machine. It further benefits from an office/study and a cloakroom.

A 4-bedroom detached house, located on a small housing development, close to the amenities of Long Sutton and offering an expansive garden far larger than expected for a property of this nature/age.

16 St. Thomas Court, Long Sutton, Lincolnshire, PE12 9EZ



Offers in the region of £310,000 Freehold

Hallway

Coved, textured ceiling. Ceiling light pendant. Smoke detector. uPVC door with double-glazed privacy windows to front. Thermostat. Radiator. 1 x single power-point. Shannon oak flooring. Carpeted stairs to first floor.

Living/Dining Room

22'11" x 11'7" (7.01 x 3.55)

Coved, textured ceiling. 2 x ceiling lights. Dual aspect uPVC double-glazed windows to the front and rear. Pebble gas fire set on marble hearth with marble surround and wooden mantle. 2 x radiators. 3 x double power-points. TV point.

Kitchen/Breakfast Room

11'10" (max) 6'9" (min) x 11'5" (max) 8'3" (min) (3.62 (max) 2.08 (min) x 3.50 (max) 2.54 (min))

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to rear. uPVC door with double-glazed privacy window to side. Fitted range of wall and base units with a granite worktop over which extends to a breakfast bar and tiled splashback. Inset butler sink with mixer tap. Freestanding range-style 'Countrychef' cooker with 8-burner gas hob and extractor over. Integrated fridge. Integrated freezer. 'Bush' washing machine. Radiator. 2 x double power-points. 1 x single power-point. Additional power-points for appliances. Tiled floor.

Office

7'10" x 6'1" (2.40 x 1.87)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to front. Radiator. 1 x double power-point. BT point.

Cloakroom

6'1" x 3'0" (1.87 x 0.93)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed privacy window to side. 2-piece suite comprising a low-level WC and a wall-mounted hand basin with a tiled splashback. Radiator. Karndene flooring.

Landing

Coved, textured ceiling. Ceiling light pendant. Loft hatch providing access to centrally boarded loft with fitted loft ladder. Carbon monoxide alarm. Storage cupboard housing 'Valliant' combi-boiler with shelving and heating programmer.

Bedroom 1

11'10" x 11'9" (3.61 x 3.59)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to front. Storage cupboard with shelf and hanging rail measuring approximately 0.91m x 0.88m. Radiator. 1 x double power-point. 1 x single power-point.

Bedroom 2

11'9" x 8'8" (3.60 x 2.66)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to front. Radiator. 1 x double power-point. 1 x single power-point.

Bedroom 3

10'11" x 8'7" (3.33 x 2.63)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to rear. Radiator. 1 x double power-point. 1 x single power-point. TV point.

Bedroom 4

10'11" (max) 5'6" (min) x 8'5" (max) 5'6" (min) (3.35 (max) 1.68 (min) x 2.58 (max) 1.69 (min))

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to rear. Radiator. 1 x double power-point.

Bathroom

6'3" x 5'4" (1.92 x 1.64)

Coved, textured ceiling. Ceiling light. uPVC double-glazed privacy window to rear. Fully-tiled walls. 3-piece suite comprising a p-shape bath with a glass shower screen with a mains-fed. dual-headed shower over, a pedestal hand basin and a low-level WC. Heated towel rail. Karndene flooring.

Outside

To the rear of the property is an expansive garden, far larger than would be expected of a property on a small housing development. It is accessible via a pedestrian gate from the driveway. The garden comprises mostly of lawn, bordered by fencing and conifer hedging. An extensive patio area, which extends to a path leading to the pedestrian door to the garage, and further to the wooden storage shed, provides ample space for dining, relaxing and entertaining. A gravel border is the ideal base for potted plants/shrubs.

To the front of the property is a lawned garden with a border ideal for planting, A storm porch extends over the front door and further over the office window, under which a slabbed path leads to the gravelled driveway. The driveway extends down the side of the property and provides parking for 4 vehicles, with additional space in the single garage.

Garage

17'0" x 9'5" (5.19 x 2.89)

Link-detached garage with up-and-over door.

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.

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

Mobile phone signal coverage can be checked using the following links – www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

<https://www.signalchecker.co.uk/>

Broadband Coverage

Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk

This postcode is deemed as very low risk of surface water flooding and low risk of flooding from rivers and the sea. For further information please use the following links -

www.gov.uk/check-long-term-flood-risk

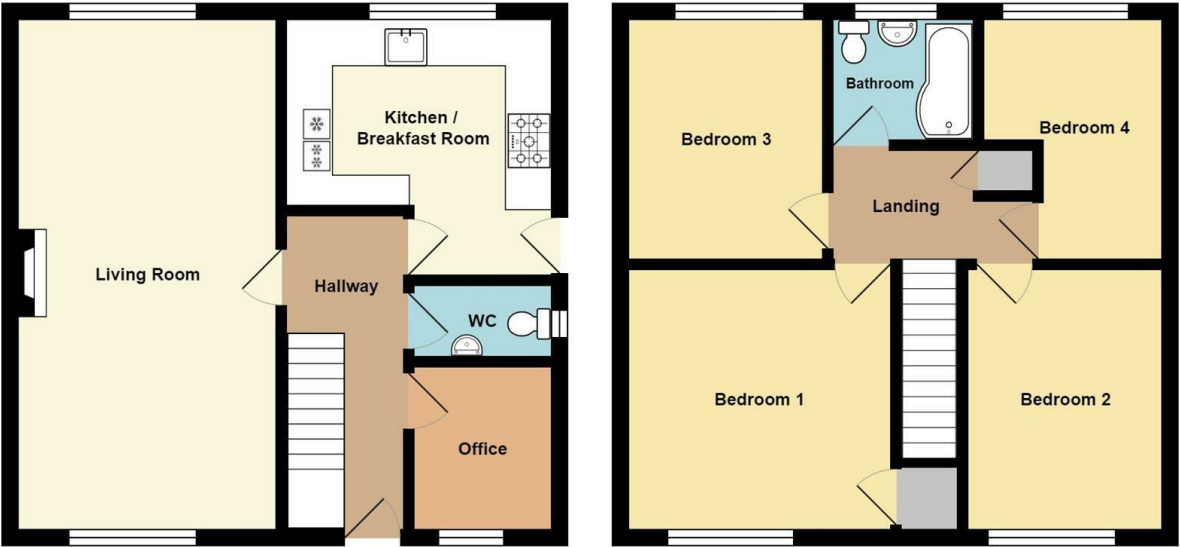
www.gov.uk/request-flooding-history

Directions

From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359. Turn right onto Limewalk and then turn right onto St Thomas Court. The property is located on the right-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 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.