Offers in the region of £180,000 Freehold

16 Woodlands, Long Sutton, Lincolnshire, PE12 9LY

An exciting opportunity to acquire a 2-bedroom detached bungalow in a friendly, sought-after residential area of Long Sutton. Whilst the bungalow would benefit from some modernisation, it is likely to appeal to those looking to make a forever home. Being just a short walk from the local park and within easy reach of the town centre and its amenities, it perfectly blends privacy and convenience. There is the added bonus that the property is offered with no forward chain.

Inside, the bungalow boasts a cosy living room over-looking the garden, a fully-fitted kitchen and a light-filled conservatory which can be utilised for dining or as an extra sitting room. There is a king-size master bedroom, plus a second double bedroom. The property is currently served by a shower-room, but with re-modelling could house a bath and shower if desired.

Outside, the front garden is laid to decorative stone with borders of established bushes. A tarmac driveway at the side of the property provides off-road parking for 4 vehicles. A wooden carport with a corrugated roof shelters 2 of those vehicles, and so is ideal for ensuring you stay dry whilst unloading the weekly shop. Further space is available in the linked single garage. Pedestrian gates at each side of the bungalow provide access to the rear garden. The rear garden is fully-enclosed and laid mostly to low-maintenance gravel, with a patio providing the perfect base for outside furniture. There are mature shrubs and bushes, plus a wooden shed providing storage space for gardening essentials.

If you think this property may be the small but perfectly formed home you're searching for, please get in touch to arrange a viewing!

LONG SUTTON

Entrance Hall
Coved and textured ceiling. Ceiling light. Loft hatch. Smoke detector. Carbon monoxide detector. uPVC double-glazed privacy door with a matching uPVC double-glazed side panel. Radiator. Consumer unit. Power-point. BT point. Carpet flooring.

Living Room
12'7" x 10'8" (3.86m x 3.26m)
Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the rear. Coal-effect gas fire set on a marble hearth with a coordinating surround and a wooden mantle. Radiator. Power-points. TV point. Carpet flooring.

Kitchen
9'8" x 8'4" (2.96m x 2.55m)
Coved and textured ceiling. uPVC double-glazed door and uPVC double-glazed window to the rear conservatory. uPVC double-glazed window to the side. Fitted range of matching wall and base units with a worktop over and tiled splashbacks. Inset 1/2 bowl stainless steel sink and drainer with chrome mixer tap. Built-in electric oven. 4-burner gas hob with an integrated extractor over. Under-counter space and plumbing for a washing machine. Wall-mounted gas-fired combi boiler. Radiator. Power-points. Laminate flooring.

Conservatory
9'8" x 8'0" (2.96m x 2.46m)
uPVC double-glazed construction with uPVC double-glazed french doors to the rear and a polycarbonate roof. Power-points. Tile flooring.

Bedroom 1
11'7" x 9'9" (3.55m x 2.98m)
Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the front. Radiator. Power-points. Carpet flooring.

Bedroom 2
9'8" (max) x 7'5" (2.96m (max) x 2.28m)
Coved and textured ceiling. Ceiling light. uPVC double-glazed window to the front. Radiator. Power-points. Carpet flooring.

Shower Room
8'3" (max) x 6'1" (max (2.53m (max) x 1.86m (max)
Coved and textured ceiling. Ceiling light, uPVC double-glazed privacy window to the side. Low-level WC. Vanity hand basin unit. Walk-in shower enclosure with an additional shower curtain rail for added privacy, with PVC boarding and a mains-fed shower. Storage cupboard measuring approximately 0.80m x 0.78m. Fully-tiled walls. Heated towel rail. Shaving point. Tile flooring.

Garage
15'7" x 9'4" (4.75m x 2.85m)
Linked single garage with a metal up-and-over door to the front. Consumer unit. Light. Power-point.

Outside
The front garden is laid to decorative stone with borders of established bushes. A tarmac driveway at the side of the property provides off-road parking for 4 vehicles, and a wooden carport with a corrugated roof provides shelter for 2 of those vehicles. Further space is available in the single garage. Pedestrian gates at each side of the bungalow provide access to the rear garden, with the benefit of an outside tap and lighting too.

The fully-enclosed rear garden is mostly laid to low-maintenance gravel, with a patio providing the perfect base for outside furniture. There are mature shrubs and bushes, plus a wooden shed providing storage space for gardening essentials.

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 Rating 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 - Variable in home. Good outdoor.
02 - Good outdoor.
Three - Variable in home. 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.

For more information, visit the gov.uk website.

Identification & Anti-Money Laundering
In accordance with our legal and regulatory requirements, all purchasers are required to complete identification and Anti-Money Laundering (AML) checks through Thirdfort, our independent verification provider. A fee of £35 + VAT per person is payable for these checks.

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.