

# Geoffrey & Collings Co

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## Offers in the region of £350,000 Freehold



### 2 Golf Court, Sutton Bridge, Lincolnshire, PE12 9QN

Beautifully refurbished to an exceptional standard, this impressive four-bedroom detached bungalow offers elegant and spacious living within a private and exclusive development of just four residences.

The property provides a superb sense of space throughout, featuring a generous living room centred around a charming log burner, creating a warm and inviting focal point. A large, contemporary fitted kitchen, complete with integrated appliances and designed for both everyday living and entertaining. Four generously proportioned bedrooms with en suite serving bedroom 1. Well-appointed family bathroom. An attached single garage with a separate laundry room adds further practicality and convenience.

Additional highlights include all new uPVC double-glazed windows and doors.

To the rear a quiet, fully enclosed garden, predominantly laid to lawn and bordered by mature fruit trees, established shrubs and bushes, creating a peaceful and private outdoor retreat. With a gravel driveway providing off-road parking for several vehicles/caravan/motorhome to the front.

Ideally positioned close to local amenities, including a GP surgery and post office, yet enjoying a peaceful setting. This property is offered with no forward chain, making this a rare and highly desirable opportunity. Do not miss your chance to view.

The village of Sutton Bridge has a range of shops and amenities, plus a challenging Golf Course. 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. 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 hours 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.

**Hallway**

20'6" x 3'5" min (6.27m x 1.06m min)

Coved ceiling. Inset ceiling lights. Part-glazed double-glazed uPVC door with a matching side panel. Small storage cupboard. Loft access hatch. Telephone socket, power points, radiator and cover. 'Karndean' flooring.

**Living Room**

21'9" x 11'8" (6.64m x 3.58m)

Textured and coved ceiling. uPVC double glazed windows to front and side (double aspect). Log burner (HETAS certified) on marble hearth with wooden mantel piece. Telephone point. Aerial socket. Power points. Radiators x 2.

**Kitchen**

12'5" x 12'3" (3.81m x 3.74m)

Coved ceiling with inset ceiling lights. uPVC double-glazed French doors to rear. uPVC double-glazed window to range. Range of matching wall and base units. Tiled splashbacks. Composit 1 1/2 bowl sink and drainer with mixer tap over. 'AEG' eye-level double ovens. Matching 'AEG' hob with extractor over. 'AEG' Integrated washing machine and dishwasher. Integrated fridge freezer. Space for dining table. Power points.

**Bedroom 1**

12'7" x 11'9" (3.84 x 3.60m )

Coved ceiling. uPVC double-glazed window to rear. Power points. Radiator.

**En-suite shower room**

6'5" x 5'10" (1.98m x 1.78m)

uPVC double-glazed privacy window to front. Double shower cubicle with mains-fed dual head shower. Vanity unit with hand basin, WC and storage.

**Bedroom 2**

11'9" x 10'9" min (3.59m x 3.29m min)

Textured and coved ceiling. uPVC double-glazed window to rear. Large double built-in wardrobe. Power points. Radiator.

**Bedroom 3**

12'3" x 9'9" (3.74m x 2.99m)

Textured and coved ceiling. uPVC double glazed window to front. 2 x double power points. Radiator.

**Bedroom 4**

8'2" x 7'4" (2.50 x 2.25)

Textured and coved ceiling. uPVC double glazed window to side. Power points. Aerial socket. Telephone point. Radiator.

**Bathroom**

8'10" x 8'5" (2.71m x 2.59m)

Coved ceiling. Fully panelled walls. uPVC double-glazed privacy window to side. Panelled bath with mains-fed, dual head shower over. Vanity unit with hand basin, WC and storage. Heated towel rail.

**Outside**

A peaceful, fully enclosed garden, predominantly laid to lawn and bordered by mature fruit trees, creating a peaceful and private outdoor retreat. A wooden summer house provides an ideal space for relaxation, hobbies or home working, while outdoor lighting and an external tap add both convenience and practicality. To the front of the property, off-road parking for multiple vehicles on a gravel driveway.

**Garage**

12'7" m x 9'2" (3.86 m x 2.80m)

Up and over door. Power and lighting. Please note the garage has been converted to allow space for a laundry room. It is sectioned with a stud wall, which can easily be removed to make space for a vehicle.

**Laundry Room (in garage)**

9'2" x 7'3" (2.80 x 2.21)

Wall-mounted "Glow Worm" gas boiler. Worktop. Space and plumbing for tumble dryer.

**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 D. For more information on the council tax, please contact South Holland District Council Tel. 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

O2 - Good outdoor

Three - Variable outdoor

Vodafone - Good outdoor

Visit the Ofcom website for further information.

## Broadband Coverage

Standard and 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.

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. and 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.





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## **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.**