



## 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, Ironmongers, 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.

Early viewing is highly recommended to appreciate all this fantastic bungalow has to offer.

The front of the property offers a block-paved driveway with well-kept borders, a single garage, and a ramp to the front door for easy access. To the rear, you'll find a fully enclosed, low-maintenance garden, attractively landscaped with a variety of shrubs and bushes. A large patio provides the perfect space for outdoor dining or relaxation.

The property features a generous living room with a feature electric fireplace, a fully fitted kitchen with space for a dining table, and the option of a separate dining room or additional reception room. The principal bedroom benefits from an en-suite shower room, while a family bathroom serves the remaining bedrooms. A handy utility room with pantry storage adds further practicality.

This immaculately presented three-bedroom detached bungalow is situated in the sought-after location of Cowpers Gate, Long Sutton. Offering spacious and flexible accommodation, this home is ideal for those looking to retire, downsizers, or those looking for single-level living.

## 4 Cowpers Gate, Long Sutton, Lincolnshire, PE12 9GG



Offers in the region of £290,000 Freehold



**Hallway**  
20'0" x 4'8" (6.11 x 1.44)  
Coved and textured ceiling. uPVC double-glazed decorative glass door to front with side panel. Smoke alarm. Loft access. 'Nest' thermostat. Access to cupboard. Internet socket. Radiator.

**Living Room**  
16'0" x 11'10" (4.88 x 3.62)  
Coved and textured ceiling. uPVC double-glazed bay-style window to front. Feature electric fireplace with marble effect hearth and wooden surround. 2 x TV aerial sockets. 4 x double power points. 4 x USB sockets. 2 x wall lights. 2 x Radiators.

**Kitchen**  
11'2" x 8'7" (3.42 x 2.64)  
Coved and textured ceiling. Smoke alarm. Carbon monoxide alarm. uPVC double-glazed window to rear. Matching wall and base units with worktop over. Ceramic 1 1/2 bowl sink and drainer with mixer tap over. Tiled splashbacks. 'Beko' single oven. 'Hotpoint' gas hob with integrated extractor fan over. 3 x double power points. TV aerial socket. Telephone point. Radiator.

**Utility Room**  
9'3" (max) x 8'11" (2.83 (max) x 2.72)  
Coved and textured ceiling. uPVC double-glazed door to garden. uPVC double-glazed double-aspect windows to rear and side. Wall and base units with worktop over. Stainless steel sink with mixer tap. Space and plumbing for dishwasher and washing machine. Space for tall fridge freezer. Access to good-sized pantry. Double power points.

**Bedroom 1**  
14'6" x 10'4" (4.44 x 3.15)  
Coved and textured ceiling. Smoke alarm. uPVC double-glazed window to rear. Five door fitted wardrobe. Fitted chest of drawers. Telephone point. 3 x double power points. TV aerial socket. Radiator.

**En Suite**  
6'3" (to shower) x 3'9" (1.93 (to shower) x 1.16)  
Coved and textured ceiling. uPVC double-glazed privacy window to side. Vanity basin. Low level WC with hidden cistern. Double shower cubicle with mains fed, dual-head shower. Shaver sockets. Heated towel rail. Tiled floor.

**Bedroom 2**  
11'6" x 10'2" (3.51 x 3.11)  
Coved and textured ceiling. uPVC double-glazed window to front. Smoke alarm. 2 x double power points. Radiator.

**Bedroom 3**  
11'5" x 7'1" (3.50 x 2.18)  
Coved and textured ceiling. Smoke alarm. uPVC double-glazed window to side. Double power point. TV aerial socket. Radiator.

**Bathroom**  
7'4" x 5'4" (2.24 x 1.64)  
Coved and textured ceiling. Inset ceiling lights. uPVC double-glazed privacy window to rear. Pedestal basin. Low-level WC. Panel bath with shower over, mains fed with dual heads. Radiator.

**Garage**  
15'6" x 9'1" (4.74 x 2.77)  
Single garage. 'Up and over' garage door. Lighting. Wall-hung 'Ideal' boiler.

**Outside**  
To the rear, there is a fully enclosed, wrap around low-maintenance garden, thoughtfully designed with a variety of shrubs and bushes. Patio areas to the back and side. offers the ideal space for outdoor dining or relaxation. The garden provides a peaceful setting and serves as a haven for local wildlife. A lovely "secret garden" with secluded seating. Wooden shed. Outdoor tap. Outdoor lighting.

To the front of the property is a block-paved driveway, attractively bordered with shrubs and bushes. A ramp leads up to the front door, providing easy access.

**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 C. 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 - Good in-home and outdoor  
02 - Good (outdoor only)  
Three - Good (outdoor only)  
Vodafone - Good (outdoor only)

Visit the Ofcom website for further information.

**Broadband Coverage**  
Standard and Superfast 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.

**Directions**  
From the Geoffrey Collings & Co Long Sutton office, head north-west on High Street/B1359 and turn left onto Bull Lane. Take a slight left onto Trafalgar Square and follow the road for approximately 0.6 miles. Turn right onto Cowpers Gate. The bungalow 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.