



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 small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

Offered with NO FORWARD CHAIN, contact us to arrange a viewing and avoid missing out!

Externally, to the front of the property is a driveway offering parking for 2 vehicles, with further parking available in the detached garage, and gated parking ideal for a caravan available at the side of the garage. The front garden is mostly laid to lawn with an established border. The pretty rear garden is bordered by well-maintained low-level hedging which allows you to enjoy the field views from behind. There is a cared-for lawn, as well as established shrubs and bushes. Areas of the garden are laid to stone, providing spaces for dining and relaxing. The garden further benefits from an outside tap and light, a wooden storage shed and a greenhouse.

This charming 2-bedroom detached bungalow is situated in a non-estate location with no near neighbours within easy reach of the A17. Internally it offers a kitchen with integrated oven/grill, hob and fridge, a characterful living/dining room with a fireplace providing potential for the installation of a log/multi-fuel burner, 2 good-size double bedrooms, a bathroom with walk-in bath and separate WC.

Four Wynds Charters Lane, Long Sutton, Lincolnshire, PE12 9JX



Asking price £180,000 Freehold

Kitchen

12'2" x 7'8" (3.73 x 2.36)
Coved ceiling. uPVC door to side. 2 x uPVC double-glazed windows to side. Fitted range of matching wall and base units with worktop over and tiled splashbacks. Stainless steel sink and drainer. Ceramic hob with extractor fan over. Built-in eye-level oven and grill. Built-in fridge. Space and plumbing for a washing machine. Radiator. 2 x double power-points. 1 x single power-point.

Living/Dining Room

19'9" x 10'7" (6.04 x 3.25)
uPVC double-glazed window to front. uPVC double-glazed tilt-and-slide patio door to rear. Open fireplace with a marble hearth and wooden mantle offering potential for the installation of a log/multi-fuel burner should the buyer choose to do so. 2 x radiators. 3 x double power-points. TV point.

Bedroom 1

12'4" x 9'8" (3.77 x 2.97)
uPVC double-glazed window to front. Radiator. 1 x triple power-point. 1 x double power-point.

Bedroom 2

10'4" x 9'9" (3.16 x 2.99)
uPVC double-glazed window to front. Loft hatch. Built-in bedroom suite. Radiator. 2 x double power-points. TV point.

Bathroom

7'10" x 5'6" (2.41 x 1.68)
uPVC double-glazed privacy window to side. Pedestal hand basin. Walk-in bath with twin taps and 'Triton' electric shower and shower curtain over. Fully tiled walls. Airing cupboard housing hot water cylinder. Door to WC.

WC

3'10" x 2'11" (1.18 x 0.90)
Aluminium-framed, privacy window to side. Low-level WC. Fully tiled walls.

Garage

22'8" x 9'7" (6.92 x 2.94)
With up and over door, power and lighting.

Store

4'11" x 3'6" (1.52 x 1.08)
With light and 1 x double power-point.

Outside

To the front of the property is a driveway laid to stone offering parking for 2 vehicles, with further parking available in the detached garage. Gated parking, ideal for a caravan/motorhome is available to the side of the garage. The front garden is mostly laid to lawn with an established border.

The pretty rear garden is bordered by well-maintained low-level hedging which allows you to enjoy the field views behind. There is a cared-for lawn, as well as established shrubs and bushes. Areas of the garden are laid to stone, providing spaces for dining and relaxing. The garden further benefits from an outside tap and light, a wooden storage shed and a greenhouse.

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.

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 private drainage are all understood to be installed at this property.

Central heating type - Oil 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 for 0.6 miles. Turn left onto Garnsgate Road, and in 0.2 miles turn right onto Lutton Garnsgate. Take the first right onto Charters Lane where the bungalow can be found in approximately 217ft on the left-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.