

Geoffrey & Collings Co

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Offers in the region of £210,000 Freehold



60 Station Road, Long Sutton, Lincolnshire, PE12 9BP

This beautifully presented cottage is ready for its next owners, with all the hard work already completed to create a stylish and welcoming home. Finished to a high standard, this property retains its charming cottage character while incorporating modern finishes, offering the perfect blend of period appeal and contemporary living.

The well-appointed accommodation comprises a fully fitted kitchen, a bright and comfortable living room, a separate dining room perfect for family meals or entertaining, and a contemporary downstairs shower room. The ground floor further benefits from underfloor heating, providing additional comfort throughout the main living areas. Upstairs, there are two well-proportioned bedrooms.

Outside, the property continues to impress. To the rear is a gardener's paradise, designed with both relaxation and enjoyment in mind, featuring beautifully maintained flower beds, a productive vegetable patch and an attractive decking area ideal for outdoor dining and entertaining. Predominantly laid to gravel, it offers ease of upkeep while still providing a lovely space for gardening enthusiasts. A timber-built home office, complete with power and lighting, offers an ideal space for home working or hobby use. To the front, there is generous off-road parking for several vehicles, together with a car port benefitting from an electric vehicle charging point.

Combining cottage charm with modern convenience, this delightful home offers a rare opportunity for buyers seeking a property that is both practical and full of character.

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

Kitchen

14'1" x 6'11" (4.31 x 2.11)

Inset ceiling lights. uPVC front door. uPVC double-glazed window to rear. Matching wall and base units. Sink and drainer with pull out mixer tap over. Integrated fridge freezer. 'Belling' range cooker with extractor over. Integrated microwave. Cupboard housing 'Worcester' wall-hung gas boiler. Power points. Wood effect flooring.

Living Room

12'10" x 11'6" (3.93 x 3.52)

Coved ceiling. Inset ceiling lights. uPVC double-glazed window to front. Feature tiled walls. Power points. TV aerial socket. Wood effect flooring.

Dining Room

14'2" x 12'9" (4.34 x 3.90)

Coved ceiling. Inset ceiling lights. uPVC double-glazed french doors to patio. uPVC double-glazed window to rear. Power points. Feature tiled wall and tiled flooring. Access to understairs cupboard.

Shower Room

10'0" x 7'8" (3.05 x 2.34)

Inset ceiling lights. uPVC double-glazed privacy glass window to side. Vanity unit housing countertop bowl sink and WC with hidden cistern. Walk-in shower cubicle with mains-fed dual-head shower. Shaver socket. Wall-hung heated towel rail. Partially tiled walls and tiled floor.

Bedroom 1

12'0" (to wardrobes) x 11'0" (3.67 (to wardrobes) x 3.36)

Coved ceiling. uPVC double-glazed window to front. Fitted bedroom unit comprising wardrobe storage. Power points. Radiator. Fitted carpet.

Bedroom 2

10'0" x 8'0" (3.05 x 2.44)

Coved ceiling. uPVC double-glazed window to rear. Loft access. Power points. Radiator. Wood effect flooring.

Outside

To the rear, the property boasts a gardener's paradise, with beautifully maintained flower beds, a productive vegetable patch, and an attractive decking area, providing the perfect spot to sit and enjoy the garden. Predominantly laid to gravel for ease of maintenance, the garden strikes the ideal balance between low-maintenance living and offering plenty of space for keen gardeners to enjoy tending to a variety of plants and home-grown produce. Further benefiting from wooden storage shed, outdoor power points, tap and lighting. To the front, a generous gravel driveway, providing off-road parking for several vehicles, along with a carport featuring an electric vehicle charging point.

Home Office

15'6" x 11'4" (4.74 x 3.47)

Timber-built home office found to the rear of the garden. Power and lighting.

Local Area

The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, One Stop, Boots Pharmacy, Health Centre, Library, 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 offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

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

Council Tax

Council Tax Band A. For more information on the council tax, please contact South Holland District Council
Tel. 01775 761161.

Energy Performance Certificate

EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

Mobile Phone Signal

EE - Good outdoor and in-home

O2 - Good outdoor

Three – Good outdoor and in-home

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.





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PE30 1NN

7b Hunstanton Road
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PE31 6HH

50 Marshland Street
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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.