

Offers in the region of £249,500 Freehold



31 Midsummer Gardens, Long Sutton, Lincolnshire, PE12 9GF

Situated on a generous corner plot in a sought-after location, this two-bedroom bungalow offers fantastic potential and is ready to be made into a home.

Inside, the property features a good-sized kitchen and a generous living room with a charming feature bay window. A bright conservatory provides a lovely space to enjoy the outdoors year-round. Both bedrooms are well-proportioned and are served by a practical wet room.

To the rear, the bungalow enjoys a fully enclosed, low-maintenance garden, mainly laid to gravel with attractive patio areas and a selection of decorative shrubs. The garden also includes a greenhouse and two tall gates for easy access and added security.

The property further benefits from off-road parking on a gravel driveway, with additional space available in the single detached garage.

Offered with vacant possession and no forward chain.

Do not miss out - arrange your viewing today!

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.

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

Front Porch

8'2" x 3'7" (2.51 x 1.11)

uPVC double-glazed porch with matching door to front. Lighting. Power points. Tiled floor.

Hallway

15'10" x 3'8" (4.85 x 1.14)

Coved and textured ceiling. uPVC double-glazed door to front porch. Loft access. Access to airing cupboard housing hot water cylinder. Point point. Telephone socket. Radiator.

Kitchen

14'2" x 9'8" (4.32 x 2.95)

Coved and textured ceiling. Part uPVC part double-glazed door to conservatory. uPVC double-glazed window to conservatory. Wall and base units. Ceramic 1 1/2 bowl sink and drainer with mixer tap over. Tiled splashbacks. 'Whirlpool' gas hob. 'Whirlpool' single oven. Undercove space for 3 x appliances. Wall-hung 'Glow-worm' gas boiler. Power points. Radiator.

Living Room

15'10" x 14'0" (4.85 x 4.27)

Coved and textured ceiling. uPVC double-glazed bay window to front. Feature gas fire with marble hearth and wooden surround. TV aerial socket. Power points. Radiator.

Conservatory

11'1" x 8'9" (3.39 x 2.69)

uPVC double-glazed glass roof. Brick built with uPVC double-glazed windows. uPVC double-glazed French doors to garden. Wall-hung electric heater. Power points.

Bedroom 1

11'6" x 10'5" (3.53 x 3.18)

Coved and textured ceiling. uPVC double-glazed window to front. Power points. TV aerial socket. Radiator.

Bedroom 2

11'0" x 8'4" (to wardrobes) (3.37 x 2.55 (to wardrobes))

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

Wetroom

6'7" x 6'0" (2.01 x 1.84)

Coved and textured ceiling. uPVC double-glazed privacy glass window to rear. Pedestal hand basin. Low-level WC. Mains-fed shower. Waterproof resin floor.

Garage

18'4" x 9'3" (5.59 x 2.82)

Single detached garage. 'Up and over' garage door. Pedestrian door to side. Lighting. Power points.

Outside

To the rear, the property benefits from a low-maintenance garden, laid to gravel with attractive patio areas and decorative shrubs. The garden is fully enclosed, offering privacy and security, and also features a greenhouse and two tall gates providing convenient access.

The bungalow sits on a generous corner plot with a wrap-around front garden, mostly laid to lawn and complemented by a variety of decorative shrubs and bushes. There is also a gravel off-road parking space suitable for one vehicle.

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 C. 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

Mobile Phone Signal

EE - Good outdoor and in-home

O2 - Good outdoor

Three - Good outdoor

Vodafone - Good outdoor

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.





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King's Lynn
Norfolk
PE30 1NN

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Dersingham
Norfolk
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.