

## Offers in the region of £155,000 Freehold



### 14 Chestnut Terrace, Sutton Bridge, Lincolnshire, PE12 9SX

A 2-bedroom mid-terrace house with a bonus loft room which is currently utilised as a 3rd bedroom. Conveniently located close to the amenities of Sutton Bridge including the village Primary School, GP surgery and shops/pubs, the property is an ideal first-time buy!

Internally, the ground floor comprises of a cosy living room with a bay window and a defra exempt log-burning stove, a spacious fitted kitchen/breakfast room with a centre island, and a conservatory from which views of the garden can be enjoyed. To the first floor is a super-sized master bedroom, a 2nd bedroom, and the family bathroom with a shower over the bath. The second floor is currently used as a 3rd bedroom (with a velux window installed) with an additional landing/storage area, but could be used as a home office/games room etc.

Externally, to the front of the property is a picket-fenced garden with a patch of lawn and a footpath that leads to the front door. There is un-restricted on-street parking. To the side of the property, a shared access path could be used to provide access to the rear garden. The rear garden is of a good-sized, being long in nature and fully-enclosed with 3ft fencing. It is laid mostly to lawn, with a patio providing an ideal base for relaxing/entertaining and making the most of the brick-built barbecue set on a concrete base.

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.

## **Ground Floor**

### **Living Room**

12'3" x 11'11" (3.75m x 3.65m)

Coved ceiling. Ceiling light. uPVC double-glazed privacy door with a uPVC double-glazed privacy window over to the front. uPVC double-glazed bay window to the front. Defra exempt log-burning stove set in chimney breast on a tiled hearth with a wooden mantle. Radiator. 2 x double power-points. 2 x TV points. Engineered oak flooring.

### **Lobby**

3'2" x 2'4" (0.99m x 0.73m )

Smoke detector. Tile flooring. Carpeted stairs with inset lights over to the first floor.

### **Kitchen/Breakfast Room**

19'9" (max) 11'10" (min) x 12'3" (max) 6'10" (min) (6.04m (max) 3.62m (min) x 3.75m (max) 2.10m (min) )

Inset ceiling lights and 2 x ceiling lights. UPVC double-glazed window to the rear. uPVC double-glazed door to the side. Fitted range of matching wall and base units with a worktop over and a tiled splashback. Inset 1 and ½ bowl composite sink and drainer with a stainless steel mixer tap. Freestanding 'Delonghi' cooker with a 5-burner gas hob and a stainless steel extractor over. Centre island with additional base units and bar space for seating 3 with an oak worktop. Space for a tall fridge-freezer. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Under-stair storage cupboard. Built-in full height storage cupboard. Plinth lights. 7 x double power-points. Single power-point. Pop-up triple power-point with dual USB ports.

### **Conservatory**

10'3" x 6'5" (3.14m x 1.97m )

uPVC double-glazed windows to the side and the rear with a polycarbonate roof. 2 x double power-points.

## **First Floor**

### **Landing**

3 x ceiling lights. 2 x single power-points. Carpet flooring.

### **Bedroom 1**

15'7" (max) x 12'0" (4.75m (max) x 3.67m )

Coved ceiling. Ceiling light. 2 x uPVC double-glazed windows to the front. Over-stair storage cupboard. Radiator. 2 x double power-points. Single power-point. TV point. Carpet flooring.

### **Bedroom 2**

9'4" x 7'11" (2.86m x 2.43m )

Ceiling light. uPVC double-glazed window to the rear. Radiator. Double power-point. Single power-point. Carpet flooring.

### **Bathroom**

8'0" x 6'11" (2.44m x 2.13m )

Sloped ceiling. Ceiling light. uPVC double-glazed window to the rear. 3-piece suite comprising of a low-level WC, a pedestal hand basin and a panelled bath with a stainless steel mixer tap with a shower head attachment and a glass shower screen with a mains-fed shower over. Tiled splashbacks. Cupboard measuring approximately 0.77m x 0.62m housing a wall-mounted 'Worcester' gas-fired combi boiler. Radiator. Tile flooring.

## **Second Floor**

### **Landing/Storage Area**

7'8" x 5'10" (2.34m x 1.78m )

Sloped ceiling with beam. Wall-mounted light. Opening to bedroom area.

### **Loft Room**

13'4" (max) x 9'3" (max) (4.08m (max) x 2.84m (max) )

Sloped ceiling with beam. Double-glazed velux window. Ceiling light. Over-stair storage cupboard providing hanging space. Radiator. 3 x double power-points. Double power-point with dual USB ports. Carpet flooring.

### **Outside**

To the front of the property is a picket-fenced garden with a patch of lawn and a footpath that leads to the front door. There is also unrestricted on-street parking.

To the side of the property, a shared access path could be used to provide access to the rear garden

To the rear of the property is a good-sized garden, fully-enclosed with 3ft fencing. It is laid mostly to lawn, with a patio area providing an ideal base for relaxing/entertaining and making the most of the brick-built barbecue set on a concrete base. The garden has a raised bed ready for planting, and an established pond with a water fountain. At the bottom of the garden is a wooden shed ideal for storing gardening essentials. There is the benefit of an outside tap.

### **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 A. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

### **Energy Performance Certificate**

EPC Rating E. 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**

Outside - EE is Likely over Voice and Data. Three is Likely over Voice and Limited over Data. O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data

Inside - EE is limited over Voice and Data. Three is not available over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Visit the Ofcom website for further information.

**Broadband Coverage**

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.

**Directions**

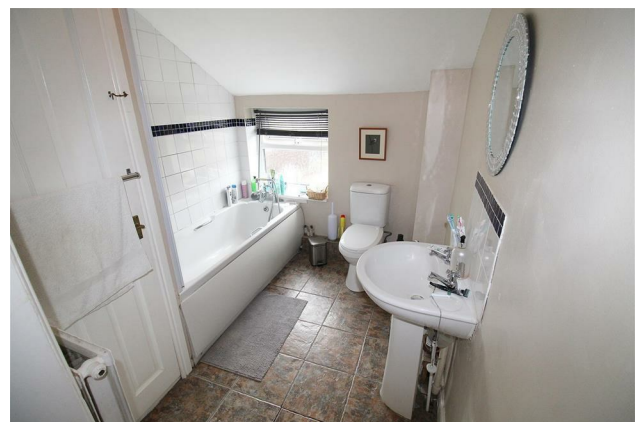
From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359 for 0.6 miles, and continue onto Bridge Road for 2.1 miles. Turn left onto Chestnut Terrace, where the property is located on the right-hand side.

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.







17 Blacktriars Street  
King's Lynn  
Norfolk  
PE30 1NN

7b Hunstanton Road  
Dersingham  
Norfolk  
PE31 6HH

50 Marshland Street  
Terrington St Clement  
Norfolk  
PE34 4NE

13 High Street  
Long Sutton  
Lincolnshire  
PE12 9DB

Email: [property@geoffreycollings.co.uk](mailto:property@geoffreycollings.co.uk)

## **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.**