

Geoffrey & Collings Co

Estate Agents
Chartered
Surveyors
Auctioneers

Independent Estate Agents Since 1965

King's Lynn

01553 774566

Dersingham

01485 500222

Terrington St Clement

01553 828012

Long Sutton

01406 362098

www.geoffreycollings.co.uk

Offers in the region of £295,000 Freehold



The Maples Chestnut Terrace, Sutton Bridge, Lincolnshire, PE12 9SX

Offered with NO FORWARD CHAIN! A rare opportunity to acquire an exceptionally spacious four-bedroom bungalow, ideally situated in a popular and convenient location. Offering generous living accommodation, excellent versatility and a lovely established garden, this impressive home is perfectly suited to families or those looking for single-level living without compromising on space.

Conveniently positioned within walking distance of a range of local amenities and regular bus routes, the property combines everyday convenience with an abundance of living space.

A welcoming hallway leads to a generous living room with impressive tri-fold doors opening into a large conservatory. The conservatory continues seamlessly around through sliding doors into the fully fitted kitchen, creating a fantastic flow between the living and entertaining spaces and providing plenty of natural light throughout.

The accommodation continues with a useful utility room and separate study, ideal for those working from home or requiring additional flexible space.

There are four well-proportioned bedrooms, comprising two doubles and two singles. The main bedroom benefits from its own en-suite, while a separate family bathroom serves the remaining bedrooms.

To the rear a fully enclosed and well-established garden, predominantly laid to lawn and complemented by attractive decorative foliage. A paved patio provides the perfect setting for outdoor dining, entertaining or simply relaxing and enjoying the garden during the warmer months.

To the front, a brick-paved driveway provides valuable off-road parking for two to three vehicles.

Properties offering this level of space and versatility in such a convenient location are rarely available. This substantial bungalow has much to offer and needs to be viewed to be fully appreciated. Early viewing is highly recommended.

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

Hallway

Coved ceiling. Part uPVC part double-glazed door to front with matching side panel. Access to loft hatch. Access to 2 x storage cupboards. Radiator. Wood-effect flooring.

Living Room

12'7" x 12'5" (3.86m x 3.81m)

Coved ceiling. uPVC double-glazed tri-fold doors to conservatory. Electric fireplace sat on marble hearth and surround. TV aerial. Power points. Radiator. Fitted carpet.

Kitchen

Coved ceiling. Recessed downlights. uPVC double-glazed window to rear. uPVC double-glazed sliding doors to conservatory. Range of matching wall and base units. Tiled splashbacks. Ceramic 1 1/2 bowl sink and drainer with chrome mixer tap. Integrated dishwasher and undercounter fridge. 'Hygena' single oven. 'Diplomat' gas hob with extractor over. Power points. Radiator. Tiled floor.

Utility Room

7'1" x 6'2" (2.17m x 1.90m)

Coved ceiling. Part uPVC part double-glazed door to side. Wall units. Space and plumbing for under-counter washing machine and tumble dryer. Space for tall fridge freezer. Wall-hung 'Worcester' gas boiler. Power points. Radiator. Tiled floor.

Conservatory

20'4" x 10'6" (6.21m x 3.21m)

Brick base with uPVC double-glazed windows and apex roof. uPVC double-glazed french doors to patio. 2 x ceiling fan light fixture. Power points. 2 x radiators. Fitted carpet.

Study

8'5" x 3'11" (2.57m x 1.21m)

Coved ceiling. uPVC double-glazed window to side. Fitted desk and shelving. Power point. Internet point. Fitted carpet.

Bedroom 1

13'11" (max) x 10'11" (max) (4.25m (max) x 3.33m (max))

Coved ceiling. uPVC double-glazed window to front. Fitted wardrobe and dressing table. Power points. Radiator. Fitted carpet.

En-suite

7'6" x 2'9" (2.30m x 0.86m)

Coved ceiling. Recessed downlights. Shower cubicle with mains fed shower. Pedestal hand basin. Low-level WC. Illuminated wall-hung mirror. Heated towel rail. Extractor fan. Fully tiled walls with tiled flooring.

Bedroom 2

12'11" x 8'5" (3.95m x 2.59m)

Coved ceiling. uPVC double-glazed double-aspect windows to front and side. Power points. Radiator. Fitted carpet.

Bedroom 3

10'11" x 6'9" (3.34m x 2.07m)

Coved ceiling. uPVC double-glazed window to side. Power points. Radiator. Fitted carpet.

Bedroom 4

10'11" x 6'9" (3.34m x 2.07m)

Coved ceiling. uPVC double-glazed window to side. Power points. Radiator. Fitted carpet.

Outside

To the rear is a fully enclosed, established garden, predominantly laid to lawn with attractive decorative foliage. A paved patio provides an ideal space for outdoor dining and entertaining.

Further benefits include useful timber storage to the side of the property, a timber shed, outdoor tap and lighting. The garden can also be conveniently accessed via a side pedestrian gate. To the front of the property is a brick-paved driveway providing off-road parking for two to three vehicles.

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

Energy Performance Certificate

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

Mobile Phone Signal

EE - Good outdoor

02 - Good outdoor

Three – Good outdoor and variable 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.





17 Blackfriars 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

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.