



**Offers in the region of £125,500 Freehold**



**92 London Road, Long Sutton, Lincolnshire, PE12 9ED**

Calling all first-time buyers/investors - Be the first to view this well-presented 2-bedroom end-terrace house, conveniently located on the main bus route from Kings Lynn to Spalding and neatly and neutrally decorated throughout. Downstairs, this property benefits from a spacious open-plan living room/dining room with feature bay window, a galley-kitchen with fitted wall and base units and space for appliances and a lobby area providing additional storage space, as well as a downstairs bathroom. Upstairs are two double bedrooms. Outside, the front of the property is laid to gravel and slabs with a tiled doorstep. There is un-restricted on-street parking available. The rear garden is low-maintenance in nature being mostly laid to concrete. It benefits from a metal storage shed, an outside tap and a security light, and a pedestrian gate provides access to the front of the property. The property is offered with vacant possession and no forward chain, making it the ideal buy-to-let property or place to make your first step onto the property ladder.

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, Opticians, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The market is held every Friday in Market Square. 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.

**LONG SUTTON**



**Living/Dining Room**

22'4" (max) x 16'11" (max) (6.82 (max) x 5.16 (max))  
Open-plan living/dining room.

**Living Area**

16'11" (max) x 10'11" (min) (5.16 (max) x 3.35 (min))  
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed bay window to front. Decorative cast iron fireplace with tiled hearth. Radiator. Wall mounted consumer unit. 3 x double power-points. TV point. Carpeted with inset door mat.

**Dining Area**

11'4" x 11'0" (max) (3.47 x 3.37 (max))  
Coved, textured ceiling. Ceiling light pendant. Smoke detector. uPVC double-glazed window to side. Under-stairs storage cupboard with shelving. Radiator. 2 x double power-points. BT point. Carpeted.

**Kitchen**

14'3" x 4'6" (4.36 x 1.39)  
Coved, textured ceiling. Ceiling light. Skylight. uPVC double-glazed door to rear. Fitted range of matching wall and base units with worktop over and tiled splash back. Stainless steel sink and drainer with stainless steel taps. Radiator. Space and plumbing for a washing machine. Space for a freestanding electric cooker. Space for a tall fridge/freezer. 2 x double power-points. 1 x single power-point. 1 x single power-point in base unit. Vinyl flooring.

**Lobby**

4'1" x 4'0" (max) (1.25 x 1.22 (max))  
Coved, textured ceiling. Ceiling light. Built-in storage cupboards with shelving housing ‘Intergas’ combo-boiler. 1 x double power-point. Vinyl flooring.

**Bathroom**

10'5" x 4'0" (3.19 x 1.23)  
Coved, textured ceiling. Ceiling light. uPVC double-glazed privacy window to rear. 3-piece suite with tiled splash backs comprising a low-level WC, a pedestal hand basin with stainless steel lever taps and a bath with panel and stainless steel mixer tap with shower head attachment. Radiator. Vinyl flooring.

**Landing**

Textured ceiling. Ceiling light pendant. Smoke detector. 1 x single power-point. Carpeted.

**Bedroom 1**

17'0" (max) x 10'9" (max) (5.20 (max) x 3.29 (max))  
Coved, textured ceiling. 2 x ceiling light pendants. 2 x uPVC double-glazed windows to front. Radiator. 2 x double power-points. Carpeted.

**Bedroom 2**

11'0" x 9'6" (max) (3.37 x 2.91 (max))  
Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to rear. Storage cupboard with shelving measuring 0.86m (max) x 0.88m. Over-stairs storage cupboard with shelving and hanging rails measuring 0.77m x 0.62m. Radiator. 1 x double power-point. Carpeted.

**Outside**

The front of the property is laid to gravel and slaps with a tiled doorstep. There is un-restricted on-street parking available.

The rear garden is low-maintenance in nature being mostly laid to concrete. It benefits from a metal storage shed, an outside tap and a security light. A pedestrian gate provides access to the front of the property.

**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.

**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

**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](http://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 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](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

**Directions**

From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359 for approximately 0.3 miles. The property is located on the right-hand side just after the turning for Seagate Road/the Spar shop.

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.