

Offers in the region of £270,000 Freehold



16 Colsuan Gardens, Long Sutton, Lincolnshire, PE12 9FR

This 2-bedroom detached bungalow is offered with VACANT POSSESSION AND NO FORWARD CHAIN. Being tastefully decorated throughout and updated in recent years, is bound to appeal to those looking for somewhere to move in to, with nothing other than finishing touches needed. It really does offer the best of both worlds - a quiet retreat in a popular residential area, with the hustle and bustle of the community within easy reach.

Inside, off the welcoming entrance hall, is a cosy living room with a bay-style window and attractive fireplace. The contemporary kitchen/diner offers an abundance of storage and integrated appliances, whilst the separate utility room is equipped with plumbing for a washing machine. Off the utility room is a large conservatory; a wonderful space with a radiator meaning that garden views can be enjoyed year round. There is a modern shower room, and a convenient additional cloakroom. The king-size master bedroom has ample space for furniture, whilst the second double bedroom would serve perfectly for guests.

Outside, at the front boundary is established hedging with an opening for pedestrian access and a wide opening for vehicular access. There is a tarmac driveway providing parking for one vehicle, with a further area laid to stone providing space for an additional vehicle. Additional space is available in the integral garage which benefits from an electric door. The remainder of the front garden is laid to a combination of stone, a large bed suitable for planting or laying to lawn, as well as a raised flower bed. Pedestrian gates at each side of the bungalow provide access to the generous, fully enclosed rear garden. It is mostly laid to low-maintenance patio slabs with an area of artificial lawn and a large raised bed with some established shrubs, but with space to add additional planting to suit your taste. There is sloped access to the conservatory.

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

Entrance Hall

Coved ceiling. Ceiling light pendant. Loft hatch. uPVC double-glazed privacy door to the side. Radiator. Double power-point. BT point. Thermostat. Doorbell chime. Carpet flooring.

Living Room

1473'1" x 13'8" (449m x 4.17m)

Coved ceiling. Ceiling light. uPVC double-glazed bay-style window to the front. 2 x wall lights. Coal-effect gas fire set on a marble hearth with a marble surround and a wooden mantle. Radiator. 3 x double power-points. Carpet flooring.

Kitchen/Diner

13'7" (max) x 12'9" (max) (4.15m (max) x 3.90m (max))

Coved ceiling. Strip light. uPVC double-glazed window to the rear conservatory. Fitted range of matching contemporary wall and base units comprising cupboards and drawers with a worktop over. Inset composite sink and drainer with a stainless steel mixer tap. 'Bosch' 4-burner gas hob with an integrated 'Zanussi' extractor over. Eye-level 'Neff' oven and grill. Integrated 'Zanussi' slimline dishwasher. Integrated 'Zanussi' undercounter fridge. Radiator. 3 x double power-points. Double power-point with dual USB ports. Single power-point. Additional points for appliances. Laminate flooring.

Utility Room

6'5" x 6'3" (1.96m x 1.91m)

Coved ceiling. Ceiling light. uPVC double-glazed privacy door to the rear conservatory. uPVC double-glazed window to the side. Fitted matching wall and base units with a worktop over. Inset butler sink with a stainless steel mixer tap. Space and plumbing for a washing machine and space for an additional appliance. Radiator. Double power-point and additional points for appliances. Laminate flooring.

Cloakroom

6'5" x 4'2" (1.96m x 1.29m)

Coved ceiling. Ceiling light. uPVC double-glazed privacy window to the side. 2-piece suite comprising of a low-level WC and a pedestal hand basin. Radiator. Extractor fan. Linoleum flooring. Additional storage cupboard measuring approximately 0.85m x 0.73m with fitted shelving and laminate flooring.

Conservatory

15'0" x 8'11" (4.59m x 2.73)

Part brick, part uPVC double-glazed construction with a polycarbonate roof. uPVC double-glazed door to the side. uPVC double-glazed french doors to the rear. 3 x wall lights. Radiator. Double power-point. Single power-point. TV point. Linoleum flooring.

Bedroom 1

12'2" x 12'0" (3.72m x 3.66m)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. 2 x double power-points. Carpet flooring.

Bedroom 2

10'3" x 9'7" (3.14m x 2.93m)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the rear. Radiator. 2 x double power-points. Carpet flooring.

Shower Room

9'1" x 6'8" (2.77m x 2.04m)

Coved ceiling. Ceiling light. uPVC double-glazed privacy window to the rear. 3-piece suite comprising of a mid-level WC, a pedestal hand basin with a wall-hung vanity cupboard over and a walk-in shower with a 'Bristan' mains-fed shower. Storage cupboard measuring approximately 0.93m 0.87m with an internal radiator, hanging space and shelving. Radiator. Extractor fan. Laminate flooring.

Garage

15'10" x 9'0" (4.83m x 2.75m)

Electric roller shutter door to the front. uPVC double-glazed privacy window to the side. Light. Wall-hung 'Ideal' gas-fired combi-boiler. Heating/hot water programmer. Consumer unit.

Outside

At the front boundary is established hedging with an opening for pedestrian access and a wide opening for vehicular access. There is a tarmac driveway providing parking for one vehicle, with a further area laid to stone providing space for an additional vehicle. The remainder of the front garden is laid to a combination of stone, a large bed suitable for planting or laying to lawn, as well as a raised flower bed. A wheelchair ramp leads to the side entrance door, with the benefit of outside lighting.

Pedestrian gates at each side of the bungalow provide access to the fully enclosed rear garden, which is mostly laid to low-maintenance patio slabs with an area of artificial lawn and a large raised bed with some established shrubs but with space to add additional planting to suit your taste. There is a benefit of an outside tap, as well as sloped access from the conservatory.

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 D. 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

EE - Good in-home and outdoor

02 - Variable in-home, good outdoor

Three - Variable in-home, good outdoor

Vodafone - Good in-home and 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.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:00pm. 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

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.