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## Offers in the region of £259,500 Freehold



### 24 Little London, Long Sutton, Lincolnshire, PE12 9LE

A 3-bedroom detached bungalow located 1/2 a mile from the town centre with its shops and amenities.

The bungalow boasts a bright and spacious living room with dual-aspect windows, as well as a kitchen/diner with a garden room off that provides access to the garden - a perfect space for entertaining family and friends. The bungalow further offers 3 bedrooms, of which 2 are doubles and the final being a large single, and a bathroom with a 3-piece suite.

Outside, the front of the bungalow is laid to gravel with established shrubs and bushes, and a small patch of lawn. The front boundary has an attractive low-level brick wall with wrought-iron railings, whilst the side boundaries are enclosed by fencing and hedging. There is parking for 3+ vehicles. To the rear of the property is a very pretty, enclosed, private garden, divided into lovely sections comprising a patio area, a lawned area with mature shrubs and bushes and a wooden summer house, and an area laid to pea-gravel with an established rockery with potential nature pond and raised planters.

Offered with VACANT POSSESSION AND NO FORWARD CHAIN, arrange your viewing today to see the potential this property offers!

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 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.

**Hallway**

23'1" x 3'10" (7.04 x 1.17)

Coved, textured ceiling. Ceiling light pendant. Loft hatch. Smoke detector. uPVC door with double-glazed stained glass window. Airing cupboard measuring approximately 0.90m x 0.86m housing 'Boulter Buderus' boiler. Doorbell chime. Heating control. BT point. Carpet flooring.

**Living Room**

18'0" x 13'11" (5.49 x 4.25)

Coved, textured ceiling with ceiling rose. Ceiling light. Dual-aspect uPVC double-glazed windows to front and side. Coal-effect gas fire inset into chimney breast with tiled hearth. 3 x wall lights. Radiator. 2 x double power-points. TV point. Carpet flooring.

**Kitchen/Diner**

12'5" x 10'11" (min) (3.79 x 3.33 (min))

Coved, textured ceiling with ceiling rose. Ceiling light. uPVC double-glazed window to side. Fitted range of matching wall and base units comprising cupboards and drawers with a worktop over and a tiled splashback. Sink and drainer with a stainless steel tap. Freestanding 'Cannon' cooker with gas hob. Space for an under-counter fridge and an under-counter freezer. Feature brick-slip wall. Radiator. 3 x double power-points. Linoleum flooring.

**Sun Room**

11'2" x 10'2" (3.41 x 3.10)

Coved, texture ceiling. Dual-aspect uPVC double-glazed leaded window to rear and uPVC double-glazed leaded French doors to side. Wall-mounted 'Baxi Brazilia' heater. 1 x double power-point. TV point. Laminate flooring.

**Bedroom 1**

12'2" x 10'10" (3.71 x 3.32)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to front. Wardrobe with sliding doors, one being mirrored, comprising a mixture of hanging space and shelving. Radiator. 1 x double power-point. Laminate flooring.

**Bedroom 2**

10'10" x 9'11" (3.31 x 3.03)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to rear. Radiator. 1 x double power-point. Laminate flooring.

**Bedroom 3**

10'9" x 7'11" (3.30 x 2.42)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to rear. Radiator. 1 x double power-point. Laminate flooring.

**Bathroom**

6'9" x 5'11" (2.07 x 1.81)

Coved, textured ceiling. Ceiling light. uPVC double-glazed window to rear. 3-piece suite with a tiled splashback comprising a mid-level WC, a pedestal hand basin, and a panel bath with a traditional bath mixer tap with shower attachment. Radiator. Wooden flooring.

**Outside**

Outside, the front of the bungalow is laid to gravel with established shrubs and bushes, and a small patch of lawn. The front boundary has an attractive low-level brick wall with wrought-iron railings, whilst the side boundaries are enclosed by fencing and hedging. There is parking for 3+ vehicles.

To the side of the property are wrought-iron gates, through which is an area laid to concrete with a light.

To the rear of the property is a very pretty, enclosed, private garden, divided into lovely sections comprising a patio area with an outside tap and light, a lawned area with mature shrubs and bushes and a wooden summer house, and an area laid to pea-gravel with an established rockery with potential nature pond and raised planters. There are a further two metal storage sheds.

**Council Tax**

Council Tax Band B. 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.

**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 private 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 medium 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 north-west on High Street/B1359 and take the first right onto Park Lane. Follow the road around to the right onto Park Road. Turn left onto Little London, where the property is located on the right-hand side in approximately 0.1 miles.

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.





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PE30 1NN

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Dersingham  
Norfolk  
PE31 6HH

50 Marshland Street  
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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.**