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## Offers in the region of £120,000 Freehold



### 4 Granville Terrace, Sutton Bridge, Lincolnshire, PE12 9ST

This well-presented 2-bedroom mid-terrace house, located close to local amenities including the Primary School and GP surgery, is bound to appeal to first-time buyers looking for a well-proportioned property ready to move into.

Downstairs, through the convenient porch is a cosy living room with a bay-window, a separate dining room, and a fitted kitchen overlooking the garden. The downstairs shower room and rear porch/utility area will particularly appeal to anyone with a busy family life.

Upstairs, off the king-size master bedroom is an en-suite bathroom to which you can retreat after a hectic day. The second double bedroom benefits from a storage cupboard with hanging space and shelving.

Outside, to the front of the property is un-restricted on-street parking. To the rear of the property is a good-sized, fully-enclosed garden (with a gate allowing a pedestrian right of way for neighbours), mostly laid to lawn with a lean-to storage shed.

Contact us to arrange a viewing to fully appreciate all this property offers.

Sutton Bridge has a range of shops and amenities including a post office, GP surgery, convenience stores, hairdressers/barbers and takeaways, plus a challenging Golf Course, and a newly constructed Marina on the nearby tidal River Nene. The sea marshes, which fringe the Wash, are just a few miles away, a magnet for bird watchers and energetic dog walkers alike. The busy Market Town of Long Sutton is situated approximately 3 miles away having further amenities, local restaurants and schools etc. There is a regular bus service throughout the day between the larger Market Towns of Spalding and Kings Lynn which is an interesting river port and ancient Market town. Both are about 13 miles away and have onward coach and rail links 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.**

**Porch**

uPVC double-glazed door to the front. uPVC double-glazed windows to the front and side. Wooden single-glazed door to the living room. Linoleum flooring.

**Living Room**

11'9" (max) x 11'4" (excluding bay) (3.59m (max) x 3.46m (excluding bay))

Coved and textured ceiling. Ceiling light pendant. uPVC double-glazed bay window to the front. Radiator. 2 x double power-points. BT point. Laminate flooring.

**Lobby**

3'2" x 2'8" (0.98m x 0.83m)

Under-stairs storage cupboard. Laminate flooring.

**Dining Room**

11'8" (max) x 11'6" (3.58m (max) x 3.52m)

Textured ceiling. Ceiling light pendant. Radiator. Thermostat. 2 x double power-points. Laminate flooring.

**Kitchen**

11'1" x 6'2" (3.38m x 1.88m)

Textured ceiling. Ceiling light. uPVC double-glazed window to the rear. Fitted range of matching wall and base units with a worktop over and a tiled splashback. Stainless steel sink and drainer with a stainless steel mixer tap. Freestanding 'Beko' oven and grill with a 4-burner gas hob. Space for an American-style fridge-freezer. 3 x double power-points. Tiled flooring.

**Shower Room**

7'7" x 4'11" (2.33m x 1.52m)

Ceiling light. 3-piece suite comprising of a low-level WC, a pedestal hand basin and a shower cubicle with a 'Bristan' electric shower. Tiled splashbacks. Tiled flooring.

**Rear Porch/Utility Room**

5'0" x 2'10" (1.53m x 0.87m)

uPVC double-glazed door to the rear. uPVC double-glazed privacy window to the rear. Double power-point. Space and plumbing for a washing machine with space to stack a tumble dryer. Tiled flooring.

**Landing**

Ceiling light pendant. Loft hatch. Carpet flooring.

**Bedroom 1**

11'9" (max) x 11'7" (3.60m (max) x 3.54m)

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

**En-Suite**

10'11" x 6'1" (3.33m x 1.87m)

Sloped ceiling. uPVC double-glazed window to the rear. 3-piece suite comprising a low-level WC, a panelled bath with a stainless steel mixer tap and a glass hand basin with surround set on a pedestal stand with a mirrored vanity unit over. Airing cupboard housing an 'Ideal' combi-boiler with shelving measuring approximately 0.66m x 0.66m. Heated towel rail. Fully tiled walls. Linoleum flooring.

**Bedroom 2**

11'9" (max) x 11'5" (3.59m (max) x 3.49m)

Textured ceiling. Ceiling light pendant. Smoke detector. uPVC double-glazed window to the front. Built in storage cupboard with hanging rail and shelf measuring approximately 1.08m x 0.82m. 2 x double power-points. Carpet flooring.

**Outside**

To the front boundary is a low-level brick wall with an opening to the footpath that leads to the front door. The front garden is laid to gravel.

To the rear of the property is an enclosed garden, laid to lawn with a slabbed footpath leading to the lean-to shed (measuring approximately 3.48m x 1.85m) at the bottom of the garden. The garden benefits from an outside light and power-point.

Please note that a pedestrian right of way for neighbouring properties does extend across the garden.

**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 C. 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 outdoor

O2 - Good outdoor

Three - Variable outdoor

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.

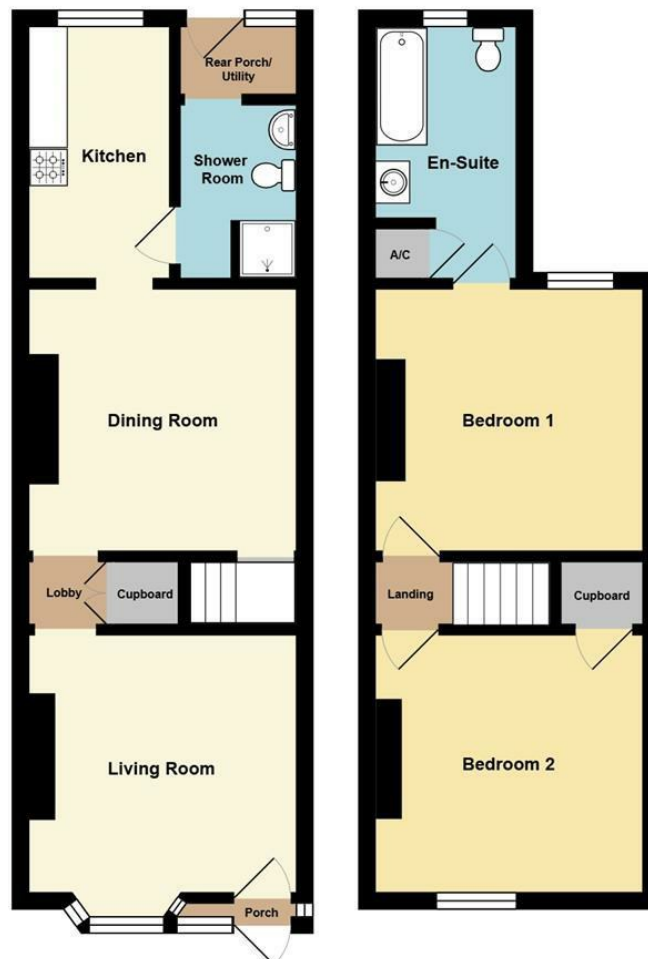
### Flood Risk

This postcode is deemed as a high risk of surface water flooding and a low risk of flooding from rivers and the sea.

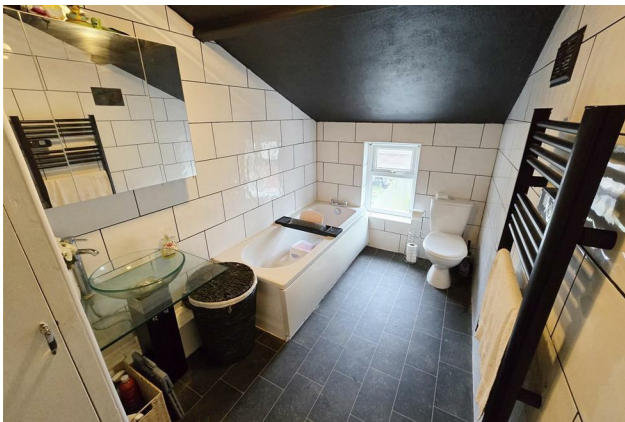
For more information, visit the gov.uk website.

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 to 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.**