

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.

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

<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

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.





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.