

# LONG SUTTON

stunning residence in a lovely community.

With its potential and prime setting, this property is a rare find in the market. Don't miss the chance to transform this bungalow into a

surroundings offer delightful field views, enhancing the tranquil atmosphere of this popular village location.

While the bungalow is in need of full refurbishment, it presents a canvas for buyers to design and personalise to their taste. The picturesque

hobbies, or accommodating pets.

The bungalow features a spacious kitchen, a utility room, a generous living room, a conservatory and a larger sun room. Additionally, the property includes outbuildings including a double garage, sheds and kennels, providing ample potential for various uses, whether for storage,

bathrooms, making it ideal for families, those considering multi-generational living, or simply those looking for extra space.

Set on an impressive 0.4-acre plot and nestled on the outskirts of the charming village of Sutton St. James, this substantial detached bungalow offers a unique opportunity for those seeking a project to create their dream home. The property boasts three spacious bedrooms and two

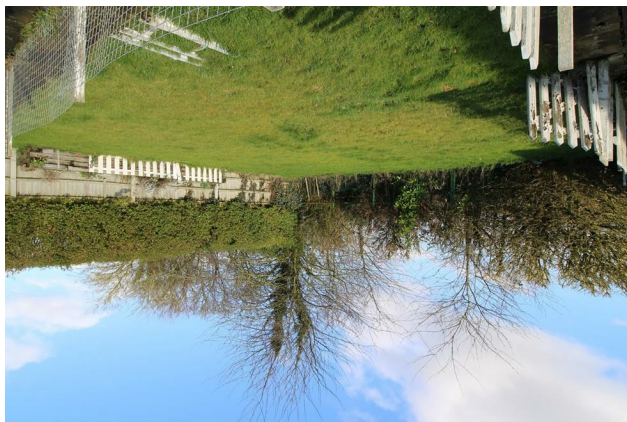
speed, security and certainty for all parties.

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £215,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides

## 5 Masterdyke, Sutton St. James, Lincolnshire, PE12 0JE



**By public auction £215,000 Freehold**



**Entrance Hall**

With an airing cupboard measuring approximately 1.45m x 0.75m

**Kitchen**

15'9" (max) x 14'11" (max) (4.81m (max) x 4.56m (max))

**Living Room**

15'10" x 11'6" (max) (4.83m x 3.53m (max))

**Sun Room**

18'2" x 10'5" (5.54m x 3.20m)

**Conservatory**

9'9" x 7'9" (2.99m x 2.38m)

**Bathroom**

9'7" x 6'2" (2.93m x 1.89m)

**Bedroom**

13'6" x 9'7" (4.13m x 2.94m)

**Bedroom**

3.57m x 3.04m

**Bedroom**

11'8" x 10'11" (3.58m x 3.33m)

**Shower Room**

15'0" x 3'6" (4.59m x 1.09m)

**Utility Room**

8'4" x 7'11" (2.56m x 2.42m)

**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 E. If you would like to view the full EPC, please enquire at our Long Sutton office.

**Services**

Mains electric, water and private drainage are all understood to be installed at this property.

Central heating type - Oil central heating

**Mobile Phone Signal**

Mobile phone signal 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 a very low risk of surface water flooding and a 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 turn left onto Bull Lane. Continue onto Trafalgar Square/B1390. At the roundabout, take the second exit onto Cowpers Gate/B1390 and follow the road around to the right onto St James Road/B1390. In 2.9 miles, turn left onto Jarvis Gate and then left onto Drawdyke. Turn right onto Masterdyke where the bungalow is located on the right-hand side.

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.

**Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



**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.