



Offers in the region of £245,000 Freehold



Holly End, 34 Wrights Lane, Sutton Bridge, Lincolnshire, PE12 9RH

An extended 2-bedroom detached bungalow set on a large plot at the end of a quiet cul-de-sac, within walking distance of village amenities.

The bungalow boasts flowing living accommodation comprising of a living room with a multi-fuel burner with French doors to a dining room which benefits from a clever utility cupboard in which you can house a washing machine and tumble dryer. From the dining room, there is an arched opening to the fitted kitchen, through which the garage conversion serves currently as a bar, but could be utilised as an office/snu/playroom depending on individual requirements. A super-sized master bedroom suite with its own stylish bathroom and patio doors onto the garden is the ultimate place in which to unwind after a busy day, whilst the second double bedroom benefits from built-in wardrobes. With a shower room too, everyone is catered for.

Outside, to the front of the property is a concrete driveway providing off-road parking for multiple vehicles, with a pedestrian gate and double vehicular gates providing access to the rear garden, ideal for someone wishing to have gated parking for a caravan/motorhome. Through the vehicular gates, a further gravel driveway leads to a large log store. The majority of the garden is laid to lawn, with a patio area, partly sheltered by a gazebo of wood and polycarbonate construction that extends over the dining room doors providing space for entertaining/relaxing. Raised planters constructed from railway sleepers provide a place for planting shrubs, bushes or bedding plants. The rear garden offers a large wooden workshop ideal for a hobbyist/craftsperson, and a summerhouse, partitioned into 2 rooms, perfect for relaxing in with a book, or perhaps converting to an outside bar for keen entertainers. The garden further benefits from a wooden lean-to tool shed and a glass house.

Offered with NO FORWARD CHAIN, arrange a viewing today to fully appreciate the space that is on offer.

LONG SUTTON

Porch
4'11" x 3'2" (1.52 x 0.98)
Ceiling light. uPVC double-glazed French doors to the front. Wooden framed double-glazed privacy door with matching side panels to the entrance hall. Carpet flooring.

Entrance Hall
Coved, textured ceiling. Ceiling light. Loft hatch. Smoke detector. Radiator. Double power-point. Heating/hot water control panel. Carpet flooring.

Living Room
15'11" x 11'10" (4.86 x 3.63)
Coved, textured ceiling. uPVC double-glazed window to the front. Wooden-framed privacy-glazed French doors with matching side panels to the dining room. 2 x wall lights. Multi-fuel burning stove set on a tiled hearth with a wooden mantle over. Radiator. Power-points. TV point. LVT flooring.

Dining Room
11'11" (max) 9'8" (min) x 10'0" (3.64 (max) 2.95 (min) x 3.05)
Ceiling light. Smoke detector. uPVC double-glazed patio doors to the rear. Built-in utility cupboard measuring approximately 1.86(m) x 0.67(m) providing space and plumbing for a washing machine and space for a tumble dryer, as well as concealing a wall-mounted 'Ideal' gas combi-boiler and shelving. Tall radiator. Doorbell chime. Powerpoints. LVT flooring. Arched opening to kitchen.

Kitchen
10'4" x 8'8" (3.15 x 2.65)
Inset ceiling lights. uPVC double-glazed stable door to the side. uPVC double-glazed window to the rear. Fitted base units with a worktop over and a tiled splashback. 1 and 1/2 bowl ceramic sink and drainer. Freestanding 'Hotpoint' oven, grill and hob. Space for an American fridge-freezer. Built-in larder cupboard with shelving measuring 0.73(m) x 0.29(m). 4 x double power-points. LVT flooring.

Snug/Office
15'10" x 8'9" (4.85 x 2.67)
7 x ceiling lights. uPVC double-glazed windows to the front and side. Built-in cupboards housing the consumer unit and meters. Tall radiator. Power-points. Carpet flooring.

Inner Hall
Inset ceiling lights. Smoke detector. Storage cupboard with shelving and internal radiator measuring approximately 0.95(m) x 0.59(m). Radiator. Double power-point. Carpet flooring. Wide opening to bedroom 1.

Bedroom 1
18'0" x 11'9" (5.50 x 3.59)
Ceiling fan light. Smoke detector. uPVC double-glazed patio doors to the rear. uPVC double-glazed window to the side. 2 x wall lights. Radiator. 3 x double power-points. TV point. Carpet flooring.

En-Suite Bathroom
7'4" x 6'4" (2.25 x 1.95)
Inset ceiling lights. uPVC double-glazed window to the rear. 3-piece suite comprising a vanity basin unit, a bath with a wall-mounted filler tap, and a 'Grohe' automatic shower toilet. Part-tiled walls. Radiator. Wall-mounted mirrored vanity cupboard. Tile flooring.

Bedroom 2
11'11" x 11'10" (max) 9'10" (min) (3.65 x 3.63 (max) 3.02 (min))
Coved, textured ceiling. Ceiling light pendant. Smoke detector. uPVC double-glazed window to the front. Built-in wardrobes with sliding doors providing hanging and shelving space. Radiator. Power-points. TV point. Laminate flooring.

Shower Room
7'3" (max) x 5'4" (min) x 6'10" (2.21 (max) x 1.63 (min) x 2.10)
Inset ceiling lights. Extractor fan. uPVC double-glazed privacy window to the rear. 3-piece suite comprising a low-level WC, a vanity basin unit and a walk-in shower with a mains-fed, dual-headed shower over. Fully tiled walls. Heated towel radiator. Tile flooring.

Outside
To the front of the property is a concrete driveway with inset french drains, providing off-road parking for multiple vehicles. There is an established border. To one side of the bungalow is a pedestrian gate, whilst to the other side are vehicular access gates, ideal perhaps for someone wishing to park a caravan/motorhome off the driveway.

Through the vehicular gates, a further gravel driveway leads to the log store (details below). The majority of the garden is laid to lawn, with a large patio area, partly sheltered by a gazebo of wood and polycarbonate construction that extends over the dining room doors. Raised planters constructed from railway sleepers provide a place for planting shrubs, bushes or bedding plants. There are 2 x outside taps and 2 x outside power-points. The garden further benefits from a wooden lean-to tool shed and a glass house, as well as some more substantial outbuildings which are described below.

Summer House
22'3" x 9'0" (6.80 x 2.75)
Wooden summer house currently divided into 2 rooms with a door between. Both rooms benefit from power and lighting.

Room 1 - 3.35(m) x 2.75(m) - with wooden glazed French doors and a window to the front.
Room 2 - 3.45(m) x 2.75(m) - with wooden glazed French doors with matching side panels to the front.

Workshop
17'11" x 12'10" (5.47 x 3.93)
Wooden workshop with double-doors to the front, a part-glazed pedestrian door to the side and 2 x windows to the side. Internal strip lights and power-points, with an opening to an additional lean-to store at the side. Externally there is an additional power-point and lighting.

Log Store
13'3" x 10'11" (4.05 x 3.33)
Wooden construction with a felt roof. Wide opening to the front.

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 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.

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 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

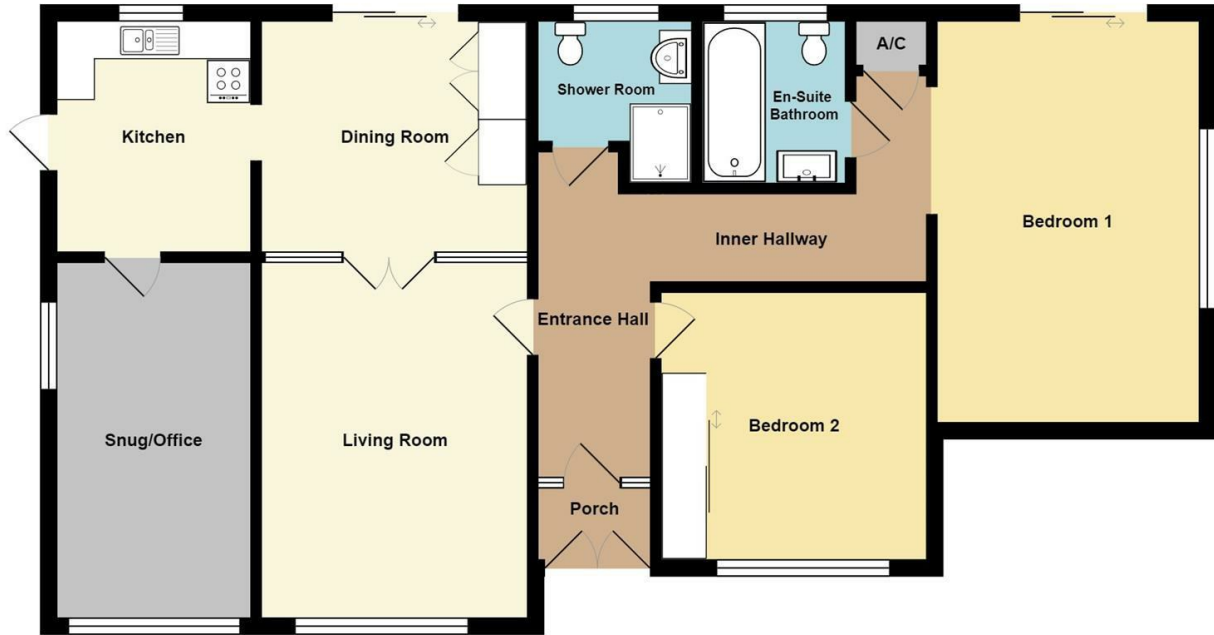
www.gov.uk/request-flooding-history

Local Area
Sutton Bridge has a range of shops and amenities, 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. Sutton Bridge is also within an hours drive of beaches on the North Norfolk coast, and the Royal Sandringham Estate with its country park.

Directions
From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359 for 0.6 miles before continuing onto Bridge Road for a further 2.5 miles. Turn left onto New Road, and take the 4th right onto Wrights Lane. Take the 1st right and the bungalow is located in the right-hand corner of the cul-de-sac.

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.



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.