

Geoffrey & Collings Co

Estate Agents
Chartered
Surveyors
Auctioneers

Independent Estate Agents Since 1965

King's Lynn

01553 774566

Dersingham

01485 500222

Terrington St Clement

01553 828012

Long Sutton

01406 362098

www.geoffreycollings.co.uk

Offers in the region of £215,000 Freehold



19 Bells Drove, Sutton St. James, Lincolnshire, PE12 0JG

Offered with no forward chain this well-presented 3-bedroom detached bungalow located in the popular village of Sutton St. James, opposite the primary school and nursery, and so convenient for a young family or perhaps grandparents who help out with childcare.

The bungalow boasts spacious accommodation throughout, with a living room with a log-burning stove, a king-size master bedroom and 2 further double bedrooms. One benefits from a fitted bedroom suite, whilst the other could serve as a dining room with a conservatory off if preferred. The fitted kitchen offers ample storage cupboards and worktop space, as well as an integrated eye-level oven and hob, whilst the separate utility room has space for a washing machine, fridge-freezer and other appliances if desired, as well as a walk-in pantry cupboard and further store cupboard. The bathroom caters for all bathing and showering preferences with its 4-piece suite. Electric storage-heaters are fitted throughout the bungalow.

Outside, at the front boundary is established hedging with an opening to the gravelled driveway which provides off-road parking for 3 vehicles. The gravel extends behind the hedge but is scattered with established planting. The planting could be removed to create additional parking to allow for a caravan/motorhome for example if required. The integral garage also provides secure space for a vehicle. The rear garden can be accessed via pedestrian gates at each side of the bungalow. It is fully-enclosed by fencing, and so is safe for children or furry friends to play in. It is laid mostly to lawn with borders for plants/shrubs/bushes. There is an area of patio, ideal for siting outside furniture, whether to relax on or entertain guests. Stepping stones lead across to a second patio area, by which, is a wooden potting shed ready for someone green-fingered to enjoy. A wooden shed provides additional storage space.

Contact us to arrange a viewing.

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

Entrance Hall

Coved, textured ceiling. 2 x ceiling light pendants. Loft hatch. Smoke detector. uPVC double-glazed privacy door with matching uPVC double-glazed privacy side panel to the front. Airing cupboard measuring approximately 0.65m x 0.52m housing a hot water cylinder with shelving. Floor-standing 'Heatstore' electric storage heater. Double power-point. BT point. Tile flooring.

Living Room

15'8" x 11'9" (4.78m x 3.60m)

Coved, textured ceiling. Ceiling light. uPVC double-glazed bay-style window to the front. 2 x wall lights. Log-burning stove set on a tiled hearth with a feature mantle and surround with a coordinating wall-mounted mirror over. Floor-standing 'Dimplex' electric storage heater. 3 x double power-points. Single power-point. TV point. Carpet flooring.

Kitchen

12'10" (max) 11'4" (min) x 9'4" (3.93m (max) 3.47m (min) x 2.86m)

Coved, 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 splash back. 1 and 1/2 bowl stainless steel sink and drainer with a stainless steel mixer tap. 'Neff' induction hob with an extractor over. 'Neff' eye-level oven and grill. Floor-standing 'Olsberg' electric storage heater. 3 x double power-points. Single power-point. Tile flooring.

Utility Room

8'8" x 6'1" (2.66m x 1.87m)

Coved, textured ceiling. uPVC double-glazed privacy door to the rear. uPVC double-glazed privacy window to the rear. Fitted base unit with a worktop over. Storage cupboard measuring approximately 1.18m x 0.88m. Pantry with shelving measuring approximately 1.37m x 0.88m. Space and plumbing for a washing machine. Space for a tall fridge-freezer. Double power-point. Tile flooring.

Bedroom 1

11'8" x 11'8" (3.57m x 3.57m)

Coved, textured ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Wall-mounted 'Heatstore' electric storage heater. 3 x double power-points. BT point. TV point. Carpet flooring.

Bedroom 2

11'9" x 8'2" (3.59m x 2.49m)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Fitted bedroom suite comprising wardrobes, side drawers and over-bed storage. Wall-mounted 'Heatstore' electric storage heater. 2 x double power-points. TV point. Carpet flooring.

Bedroom 3/Dining Room

10'11" x 9'9" (3.33m x 2.99m)

Coved, textured ceiling. Ceiling light. uPVC double-glazed French doors to the rear conservatory. Wall-mounted 'Heatstore' electric storage heater. 2 x double power-points. TV point. BT point. Carpet flooring.

Conservatory

7'7" x 7'5" (2.32m x 2.27m)

uPVC double-glazed construction with a door to the side and a polycarbonate roof. Single power-point. Tile flooring.

Bathroom

8'0" x 5'5" (2.45m x 1.66m)

Coved, textured ceiling. Ceiling light. uPVC double-glazed privacy window to the rear. 4-piece suite comprising a mid-level WC, a vanity hand basin unit, a shower cubicle with a wall-mounted electric shower and a panel bath with a stainless steel mixer tap. Wall-mounted wooden mirrored vanity cupboard. Heated towel rail. Extractor. Tile flooring.

Garage

15'5" x 9'4" (4.70m x 2.87m)

Up and over door to the front. uPVC double-glazed privacy window to the side. Wall-mounted consumer unit. Light. 2 x double power-points.

Outside

At the front boundary is established hedging with an opening to the gravelled driveway which provides off-road parking for 3 vehicles. The gravel extends behind the hedge but is scattered with established planting. The planting could be removed to create additional parking to allow for a caravan/motorhome for example if required.

The rear garden can be accessed via pedestrian gates at each side of the bungalow.

The rear garden is fully-enclosed by fencing, and so is safe for children or furry friends to play in. It is laid mostly to lawn with borders for plants/shrubs/bushes. There is an area of patio, ideal for siting outside furniture, whether to relax on or entertain guests. Stepping stones lead across to a second patio area, by which is a wooden potting shed ready for someone green-fingered to enjoy. A wooden shed provides additional storage space. The garden benefits from an outside tap and lighting.

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 C. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate

EPC Rating D. 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 - Electric storage heaters are fitted throughout the property.

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

<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 St James is a small village, offering local amenities including butchers, public house, post office, shop and primary school. The village of Tydd St Mary can be found approx 3 miles away, and offers a good selection of amenities including Village Stores, Butcher, The Five Bells Pub with restaurant, and a Church. The town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk. The small but busy Market Town of Long Sutton is located approximately 5 miles away and has a good range of amenities including Co-Op Store/Post Office, Tesco One Stop, Butchers, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn (approx 19 miles) and Spalding (approx 13 miles) have ongoing coach and rail links to London and the North. The North Norfolk coast is less than an hours drive away.

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 and Station Road. At the roundabout, take the 2nd exit onto Cowpers Gate/B1390, and follow the road around the bend to the right onto St. James Road. Continue for 2.9 miles, and follow the bend to the left onto Jarvis Gate. Turn right onto Chapelgate, and in 0.2 miles, turn left onto Bells Drove. The property is located on the left-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 5:00pm. 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.





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.