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L G Y M Estate Agents
Family Run - Property Professionals



Station Road, Long Sutton £199,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



A three-bedroom semi-detached cottage in walking distance of Long Sutton town centre and all local amenities. In brief: Porch, lounge/diner, kitchen, pantry, conservatory, WC, first floor family bathroom and three bedrooms. Outside: single garage, off road parking, gated enclosed rear garden.

Call us ANYTIME - 01406 424441.

Accommodation Comprises:

PVCu double-glazed entrance door to:

Porch Door to:

Lounge/Diner 6.80m (22'4") max x 3.81m (12'6")

PVCu double-glazed window to front and rear, coal effect gas fire with brick-built surround, two radiators, telephone point, TV point, coving to textured ceiling, door to: stairs to first floor landing.

Kitchen 4.73m (15'6") x 1.91m (6'3")

Fitted with a matching range of base units, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring electric ceramic hob with extractor hood, PVCu double-glazed window to side, radiator, flotex flooring, coving to textured ceiling, door to:

Pantry 1.91m (6'3") x 0.95m (3'1")

With shelving.

Conservatory 5.38m (17'8") x 3.60m (11'10")

PVCu double-glazed construction with PVCu double-glazed windows, double glazed polycarbonate roof, power and light connected, radiator, laminate flooring, floor mounted gas boiler serving heating system and domestic hot water, PVCu double-glazed entrance door to garden, door to:

WC

Fitted with a low-level WC, half ceramic tiled walls, laminate flooring.

First Floor Landing

Coving to textured ceiling, access to insulated loft space, door to:

Main Bedroom 3.65m (12') x 3.03m (9'11")

PVCu double-glazed window to front, radiator, TV point, coving to textured ceiling.

Bedroom 2 3.64m (11'11") x 2.80m (9'2") max

PVCu double-glazed window to rear, radiator, coving to textured ceiling, airing cupboard housing, hot water cylinder, linen shelving.

Bedroom 3 2.41m (7'11") x 1.71m (5'7")

PVCu double-glazed window to front, radiator, coving to textured ceiling, restricted head height.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath with telephone style mixer tap and glass screen, pedestal wash hand basin, close coupled WC, PVCu opaque double-glazed window to rear, heated towel rail, coving to textured ceiling, restricted head height.

Outside

The property has an enclosed front garden with low level brick wall and hedging to the side, paved driveway leading to the detached single garage with power and lighting and off-road parking, five bar gate to the enclosed rear garden. Area laid to lawn, gravel, flower and shrub borders, fruit trees, two greenhouses and two timber garden stores.

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, at the roundabout turn right on to the A17 signposted Kings Lynn. At the next roundabout take the 2nd left exit onto Gedney Road take the turning onto Garnsgate Road, at the end of the road turn right on to Station Road where the property can be located on your left-hand side. The property postcode is PE12 9BP.

Council Tax Band A - £1,380.57 April 2023 to April 2024, South Holland District Council.

EPC – D

Money Laundering Regulations (AML) 2017

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

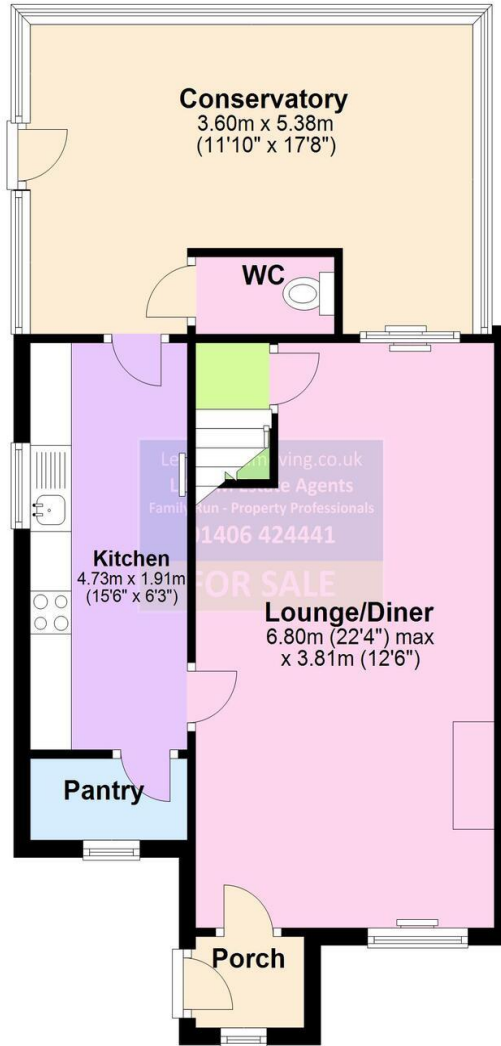
For further information see the Consumer Protection from Unfair Trading Regulations 2008





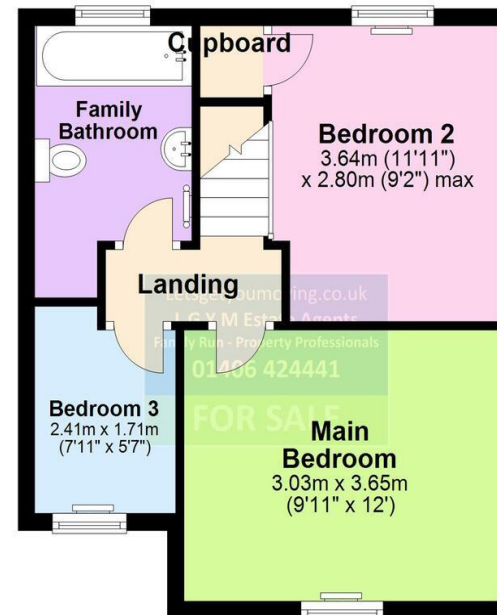
Ground Floor

Approx. 59.4 sq. metres (639.1 sq. feet)



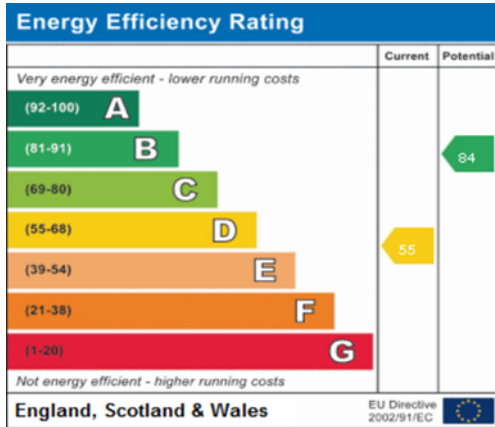
First Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



Total area: approx. 95.0 sq. metres (1022.3 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.




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Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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