



Dick Turpin Way, Long Sutton £199,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

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

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



**** NO CHAIN ** We are delighted to offer for sale this detached bungalow situated in the market town of Long Sutton, in brief: Entrance Hall, lounge, kitchen, breakfast area, cloakroom, two double bedrooms, shower room. Outside - front and rear gardens, single garage.**

Call us anytime to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double-glazed entrance door:

Entrance Hall

Cupboard with shelving, radiator, coving to textured ceiling, access to part boarded insulated loft space, door to:

Main Bedroom 3.54m (11'7") x 3.46m (11'4")

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

Bedroom 2 3.28m (10'9") x 2.95m (9'8")

PVCu double-glazed window to rear, radiator, coving to textured ceiling.

Shower Room

Fitted with a three-piece suite comprising of a double shower enclosure with both an electric independent shower and a mains shower with glass screen, close coupled WC, part ceramic tiled walls, shaver point, PVCu opaque double-glazed window to rear, radiator.

Lounge 4.76m (15'7") x 3.57m (11'9")

PVCu double-glazed bow window to front, radiator, TV point, coving to textured ceiling with ceiling light with ceiling fan.

Kitchen 3.53m (11'7") x 2.87m (9'5")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled surround, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob, PVCu double-glazed window to rear, vinyl floor covering, coving to textured ceiling.

Breakfast area 2.51m (8'3") x 1.96m (6'5")

PVCu double-glazed window to side, radiator, ceramic tiled flooring, coving to textured ceiling, open plan, PVCu double-glazed French door to garden, door to:

Cloakroom

Fitted with two-piece suite comprising of close coupled WC, wall mounted corner hand wash basin, tiled surround, PVCu double-glazed window to side.

Main Bedroom 3.54m (11'7") x 3.46m (11'4")

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

Garage 5.02m (16'6) x 2.70m (8,10")

Attached brick built single garage with power and lighting connected, single-glazed window to side, double entrance doors to front.

Outside

At the front the property is open plan with granite area providing off road parking, side gates to enclosed rear garden, wood panel and chain link fencing, patio area, outside tap.

EPC – D

Council Tax

Band B - £1,713.48 (April 2024 to March 2025).

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, at the roundabout turn right onto the A17 signposted Kings Lynn. At the Gedney roundabout take the 2nd left onto Gedney Road and proceed towards Long Sutton, take the right onto Garnsgate then left onto Sturton Way on the bend take the left-hand turn into Dick Turpin Way where the property can be located on the right-hand side. For satellite navigation, the property postcode is: PE12 9EP.

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 through 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.





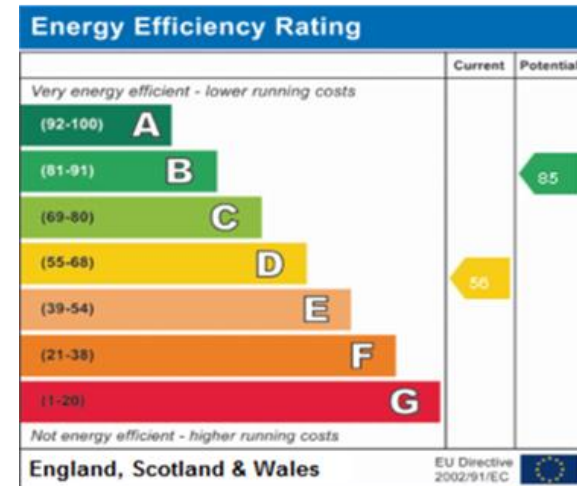
House Purchase
Remortgage
Buy-to-Let
Capital Raising
Debt Consolidation
Commercial
Bad Credit History
Shared Ownership

www.themortgagepeople.com

10 Pinchbeck Road, Spalding, Lincs, PE11 1QD

Tel: 01775 71 81 33

Whole of market mortgage and protection advice with a local experienced adviser.
Your home may be repossessed if you do not keep up repayments on your mortgage.
Commercial mortgage enquiries will be referred to a commercial mortgage specialist.



Your local, independent
building surveyors

01775 422211

info@southlincssurveyors.com

www.southlincssurveyors.com

Level 2 RICS
Homebuyer Surveys

New Build Snagging
Surveys

Energy Performance
Certificates (EPC)

RICS Valuations



**DERVENSURE
INSURANCE BROKERS LTD**

To discuss your needs call **01406 423340**
or pop in to our office:

44 High Street, Holbeach
Spalding PE12 7ED

www.dervensure.co.uk

**INSURANCE THAT'S
ON YOUR DOORSTEP**

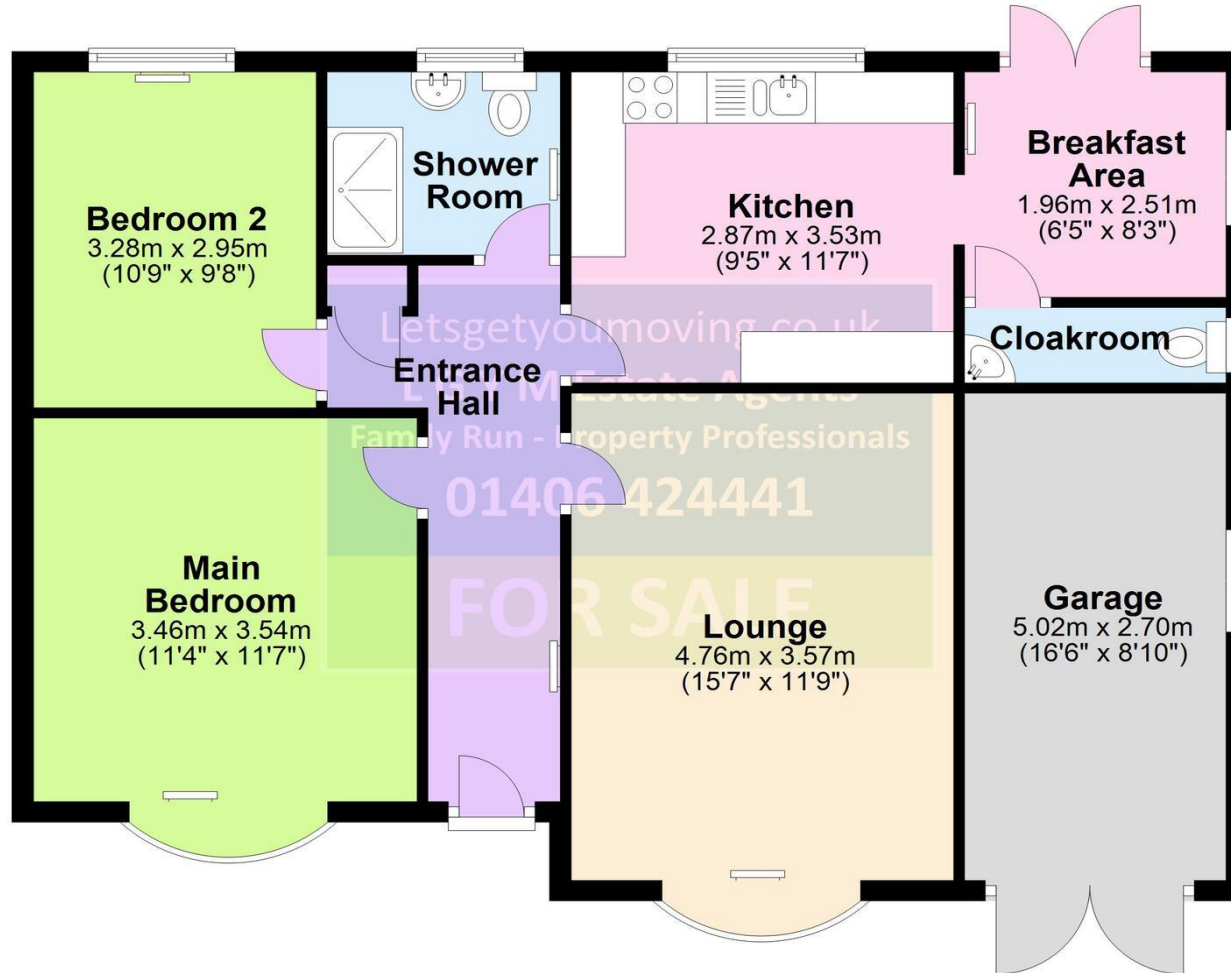
We can assist you with:

- Home & Car Insurance
- Travel Insurance
- Property Owners Insurance
- Commercial Vehicle Insurance
- Business Insurance

Dervensure Insurance Brokers Ltd is authorised and regulated by the Financial Conduct Authority (FCA). FCA registration number 458942.

Ground Floor

Approx. 84.5 sq. metres (909.2 sq. feet)



Total area: approx. 84.5 sq. metres (909.2 sq. feet)

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

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week, 9.00 am to 5.30 pm, Sat 9.00am till 2 pm - Sun 07824395793 - (out of office hours viewings & valuations are welcome).

RIGHTMOVE - ZOOPLA - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

AVAILABLE 7 DAYS A WEEK, ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, FREE FLOOR PLANS, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, FULL RENTAL SERVICES, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

“We strive for results, it’s what we do best “25 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

Money Laundering Regulations 2003

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.



Letsgetyoumoving Estate Agents

Let our family
move yours...

FREE VALUATIONS | 7 DAYS A WEEK 

The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a box. In the background, a woman and a man are also carrying boxes and walking towards the camera. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window.