















Offers in the region of £155,000 Freehold



6 Churchill Court, Long Sutton, Lincolnshire, PE12 9HH

Offered with no forward chain, this two-bedroom semi-detached home is ideally suited to first-time buyers, couples or those seeking a low-maintenance home. Offering well-presented accommodation throughout, with plenty of scope for buyers to add their own personal touch.

The accommodation briefly comprises an entrance hallway, a well-appointed modern kitchen and a generous living room, featuring sliding doors that open directly onto the rear patio and garden.

To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a fully enclosed, low-maintenance rear garden, predominantly laid to gravel and complemented by a paved patio area, ideal for outdoor seating and entertaining.

To the front, there is a low-maintenance gravelled frontage, together with the added benefit of a designated off-road parking space.

Ideally positioned within walking distance of the local town, bus stop and a range of amenities, the property offers both convenience and practicality, making it an appealing choice for a variety of buyers. Arrange your viewing today!

The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, One Stop, Boots Pharmacy, Health Centre, Library, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 13 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive. The smaller nearby town of Sutton Bridge offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

LONG SUTTON

Hallway
8'1" x 5'9" (2.48 x 1.76)
Coved and textured ceiling. Part uPVC part double-glazed door to front. BT Openreach socket. Power points. Radiator. Wood effect flooring.

Kitchen
9'4" x 8'0" (2.85 x 2.45)
Coved and textured ceiling. uPVC double-glazed window to front. Range of matching wall and base units with worktop over. Stainless steel 1 1/2 bowl sink and drainer with mixer tap over. 'Beko' single intergrated oven. 'Indesit' electric induction hob. Space for 3 x under-counter appliances. Space for tall fridge freezer. 'Gloworm' wall hung gas boiler, tucked away in kitchen cupboard. Power points. Tile effect vinyl flooring.

Living Room
15'8" x 11'8" (4.80 x 3.56)
Coved and textured ceiling. uPVC double-glazed sliding door to garden. uPVC double-glazed window to rear. Access to understairs cupboard. TV aerial point. Power point. Wood effect flooring.

Landing
5'0" x 2'11" (1.54 x 0.91)
Loft access. Power points. Fitted carpet.

Bedroom 1
15'8" x 9'1" (max) (4.80 x 2.77 (max))
Coved and textured ceiling. Twin aspect uPVC double-glazed windows to rear. Power points. Radiator. Fitted carpet.

Bedroom 2
10'9" x 9'4" (3.28 x 2.85)
Coved and textured ceiling. uPVC double-glazed box window to front. Power points. Radiator. Fitted carpet.

Bathroom
7'8" x 6'8" (2.35 x 2.05)
Coved and textured ceiling. uPVC double-glazed privacy glass window to front. Pedestal hand basin. Low level WC. Panelled bath with electric 'Triton' shower over. Fully tiled walls. Shaver socket. Heated towel rail. Access to cupboard housing hot water cylinder. Tile-effect vinyl flooring.

Outside
To the rear, there is a fully enclosed, low-maintenance garden, laid to gravel with a decorative patio area, ideal for outdoor seating and entertaining. The garden also benefits from an outdoor light and a gate providing access to the front of the property.

To the front, there is a low-maintenance gravel frontage, along with off-road parking.

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.

Services
Mains electric, water and drainage are all understood to be installed at this property.
Central heating type - Gas central heating

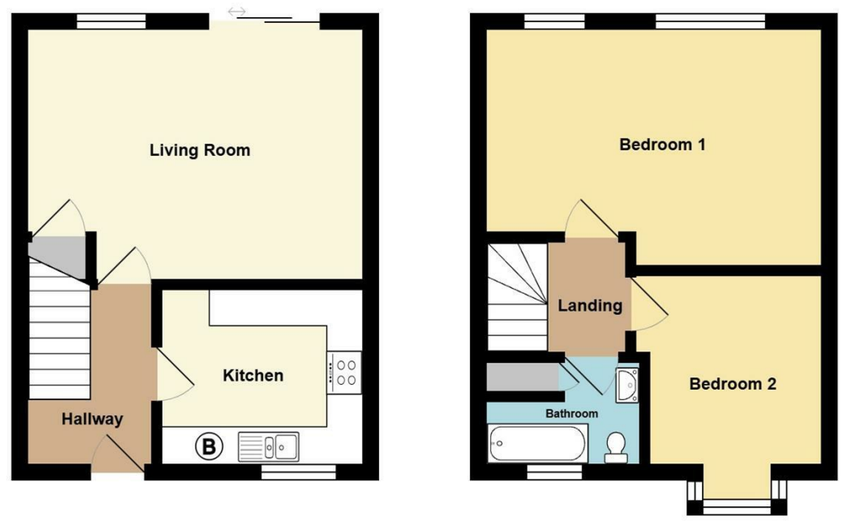
Council Tax
Council Tax Band A. For more information on the council tax, please contact South Holland District Council Tel. 01775 761161.

Energy Performance Certificate
EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

Mobile Phone Signal
EE - Good outdoor and in-home
02 - Good outdoor
Three – Good outdoor and in-home
Vodafone - Variable outdoor
Visit the Ofcom website for further information.

Broadband Coverage
Standard, Superfast and Ultrafast broadband is available.
Visit the Ofcom website for further information.

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.



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.