















Offers in the region of £200,000 Freehold



1 Youngs Row, Sutton Bridge, Lincolnshire, PE12 9SS

This extended two-bedroom end-terrace house, located close to local amenities including the Primary School and GP surgery, is bound to appeal to first-time buyers looking for a well-proportioned property ready to move into. The current owner has thoughtfully and tastefully renovated the downstairs, whilst the upstairs is a blank canvas, providing an opportunity for you to express your creative flair.

Downstairs, the property boasts a triple-aspect, contemporary kitchen with integrated appliances and a separate utility area with a convenient cloakroom. The spacious living room with its multi-fuel burner maintains a cosy feel, with the separate dining room offering space for all of the family to gather around the table. With double doors between the living and dining room, you can choose whether you prefer a more open-plan 'vibe' or separate zones.

Upstairs, the light-filled king-size master bedroom offers ample space in which to unwind after a busy day. The the second double bedroom has built-in wardrobes and could be a dream for a child or utilised as a spare bedroom/office. The property is served by a well-equipped family bathroom, with a shower over the bath ensuring all preferences are catered for.

Outside, to the side of the property is a resin driveway over which is a carport. It provides off-road parking for one vehicle. Un-restricted on-street parking is also available at the front of the property. A pedestrian gate can be used to access the rear garden. The enclosed rear garden is mostly laid to lawn with some established planting, and also offers a wooden store/workshop, along with the benefit of a log store, outside power, lighting and a tap.

If this property looks good on paper, contact us to arrange a viewing in order to fully appreciate the space offered!

LONG SUTTON

Kitchen
13'8" (max) x 12'7" (max) (4.19m (max) x 3.85m (max))
Inset ceiling lights. Feature beam. Triple-aspect room with uPVC double-glazed windows to the sides and rear. Composite door to the front. Fitted range of matching shaker wall, base and full height units with a worktop over. Inset 1 and 1/2 bowl ceramic sink and drainer with a mixer tap. 'Zanussi' 4-burner gas hob with contemporary extractor over. Integrated 'CDA' oven and grill. Integrated fridge-freezer. Undercounter space and plumbing for an additional appliance. Tall radiator. Power-points. Door matting to enterance area with LVT flooring beyond.

Utility Room
4'9" x 2'11" (1.46m x 0.91m)
Ceiling light pendant. uPVC double-glazed window to the rear. Undercounter space and plumbing for a washing machine. Power-point. Tile flooring.

Cloakroom
4'9" x 2'5" (1.46m x 0.74m)
Coved ceiling. Ceiling light pendant. uPVC double-glazed privacy window to the rear. Low-level WC. Radiator. Extractor fan. Half-tiled walls. Tile flooring.

Living Room
14'11" (max) x 11'11" (4.56m (max) x 3.65m)
Coved ceiling. Ceiling light. Double-aspect room with uPVC double-glazed door to the rear and uPVC double-glazed window to the side. 2 x wall lights. Multi-fuel burner on a tiled hearth with a tiled surround and wooden mantle over. Under-stairs storage cupboard. Column radiator. Power-points. TV point. Carpet flooring. Double doors to the dining room.

Dining Room
18'2" (max) x 10'2" (min) (5.56m (max) x 3.10m (min))
Coved ceiling. Ceiling light. 2 x uPVC double-glazed windows to the front. Open fireplace with wooden mantle and tiled hearth (NB. The chimney has been capped). Column radiator. Power-points. BT point. Laminate flooring with carpeted stairs to the first floor.

Landing
Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the side. Carpet flooring.

Bedroom 1
14'11" (max) x 10'0" (4.57m (max) x 3.07m)
Coved ceiling. Ceiling light. 2 x uPVC double-glazed windows to the front. 2 x wall lights. Tiled fireplace. Radiator. Carpet flooring.

Bedroom 2
12'0" x 7'4" (max) (3.66m x 2.25m (max))
Coved ceiling. Ceiling light pendant. Loft hatch. uPVC double-glazed window to the rear. Built-in wardrobe and additional built-in cupboard providing storage and housing the gas-fired combi boiler. Radiator. Power-points. Carpet flooring.

Bathroom
8'4" x 6'0" (2.55m x 1.84m)
Coved ceiling. Inset lights. uPVC double-glazed window to the rear. 3-piece suite comprising of a vanity unit housing the low-level WC and hand basin and a bath with a mains-fed, dual-headed shower with a shower curtain over. Heated towel rail. Radiator. Extractor. Light-up mirror with shaving point. Part-tiled walls. Tile flooring.

Outside
To the side of the property is a resin driveway over which is a carport. It provides off-road parking for one vehicle. Un-restricted on-street parking is also available at the front of the property. A pedestrian gate can be used to access the rear garden.

The enclosed rear garden is mostly laid to lawn with an established tree and borders. A concrete footpath leads to the wooden workshop with a polycarbonate roof. The workshop measures approximately 4.86m x 3.65m). There is the benefit of a log store, which can easily be accessed from the living room. There is the additional benefit of outside power, lighting and a tap.

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 A. 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 drainage are all understood to be installed at this property.

Central heating type - Gas central heating. There is a 'Hive' heating system installed, making it possible to control the heating remotely.

Mobile Phone Signal
EE - Good outdoor
02 - Good outdoor
Three - Good outdoor
Vodafone - Good 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.

For more information, visit the gov.uk website.

Identification & Anti-Money Laundering Checks
In accordance with our legal and regulatory requirements, all purchasers are required to complete identification and Anti-Money Laundering (AML) checks through Thirdfort, our independent verification provider. A fee of £35 + VAT per person is payable for these checks.

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 to 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.

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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.