



## 5 Trafalgar Square, Long Sutton, PE12 9HB

**£220,000**

- Well-proportioned three bedroom semi-detached home, ideal for families or first-time buyers
- Conveniently situated close to the town centre, schools and a range of local amenities
- Spacious lounge diner and kitchen diner
- Conservatory overlooking the garden
- Family bathroom with separate WC
- Enclosed rear garden and detached garage

Situated on Trafalgar Square in the popular market town of Long Sutton, this well-presented three bedroom semi-detached home is conveniently located close to the town centre and local amenities. The accommodation briefly comprises an entrance hall with access to a spacious lounge diner and kitchen diner, with a conservatory completing the ground floor. To the first floor are three good size bedrooms, a family bathroom and separate WC. Outside, the property benefits from an enclosed rear garden and detached garage with access from both sides, making this an ideal family home.

#### Entrance Hall

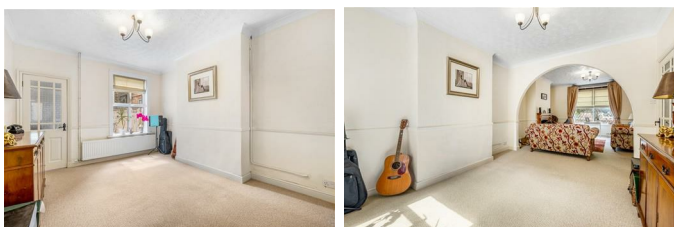
PVC double glazed entrance door. Coving to ceiling. Radiator. Stairs to first floor landing.

#### Lounge 13'0" x 12'9" (3.97m x 3.89m)



PVC double glazed bay window to front. Coving to ceiling. Radiator. Inset cast iron multifuel stove.

#### Dining Room 12'11" x 11'0" (3.94m x 3.36m)



PVC double glazed window to rear. Coving to ceiling. Radiator.

#### Kitchen/Breakfast Room 24'10" x 9'8" (7.57m x 2.96m)



PVC double glazed windows to side. Coving to skimmed ceiling. Vinyl flooring. Feature fireplace. Fitted base and eye level units. Free standing Range style gas cooker with extractor hood over. Ceramic sink and drainer with chrome mixer tap. Space and plumbing for washing machine. Space for fridge/freezer.

#### Conservatory 9'0" x 8'3" (2.76m x 2.53m)



Of brick and double glazed construction. Polycarbonate roof. Vinyl flooring.

**First Floor Landing 12'11" x 5'2" (3.94m x 1.60m)**



Coving to ceiling. Doors to bedrooms and bathroom. Built in cupboard. Loft access.

**Bedroom 1 12'9" x 16'5" (3.90m x 5.01m)**



PVC double glazed windows to front and side. Coving to ceiling. Laminate flooring. Radiator.

**Bedroom 2 13'0" x 11'0" (3.97m x 3.36m)**



PVC double glazed window to rear. Coving to ceiling. Fitted bedroom furniture. Laminate flooring. Radiator.

**Bedroom 3 11'11" x 9'9" (3.65m x 2.99m)**



PVC double glazed window to rear. Coving to ceiling. Laminate flooring. Radiator.

**Bathroom 9'1" x 6'2" (2.77m x 1.90m)**



PVC double glazed window to side. Coving to ceiling. Vinyl flooring. Electric heated towel rail. Radiator. Fitted panelled bath with chrome mixer tap and telephone style shower attachment. Electric shower and glass shower screen. Close coupled toilet with push button flush. Pedestal wash hand basin.

### Cloakroom



PVC double glazed window to side. Coving to ceiling. Vinyl flooring. Radiator. Half height wall tiling. Fitted close coupled toilet with push button flush. Wall mounted wash hand basin.

### Outside



There is a block paved frontage and side gated access to the rear garden. The rear garden is hard landscaped with concrete and paving slabs. Timber fencing and hedge borders.

### Garage 16'5" x 11'5" (5.01m x 3.50m)



There is an up and over door and additional wooden door giving access to the garage. There is access to the rear of the properties on Trafalgar Square. Make further enquiries in regards to rights of way, prior to purchase.

### Property Postcode

For location purposes the postcode of this property is: PE12 9HB

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have

any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold  
 Council tax band: C  
 Annual charge: No  
 Property construction: Brick built  
 Electricity supply: Outfox  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Mains  
 Heating: Gas central heating  
 Heating features: No  
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
 Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.  
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Parking: Single Garage  
 Building safety issues: No  
 Restrictions: No  
 Public right of way: No  
 Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.  
 Coastal erosion risk: No  
 Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: D67

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof

of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### Referral & Fee Disclosure

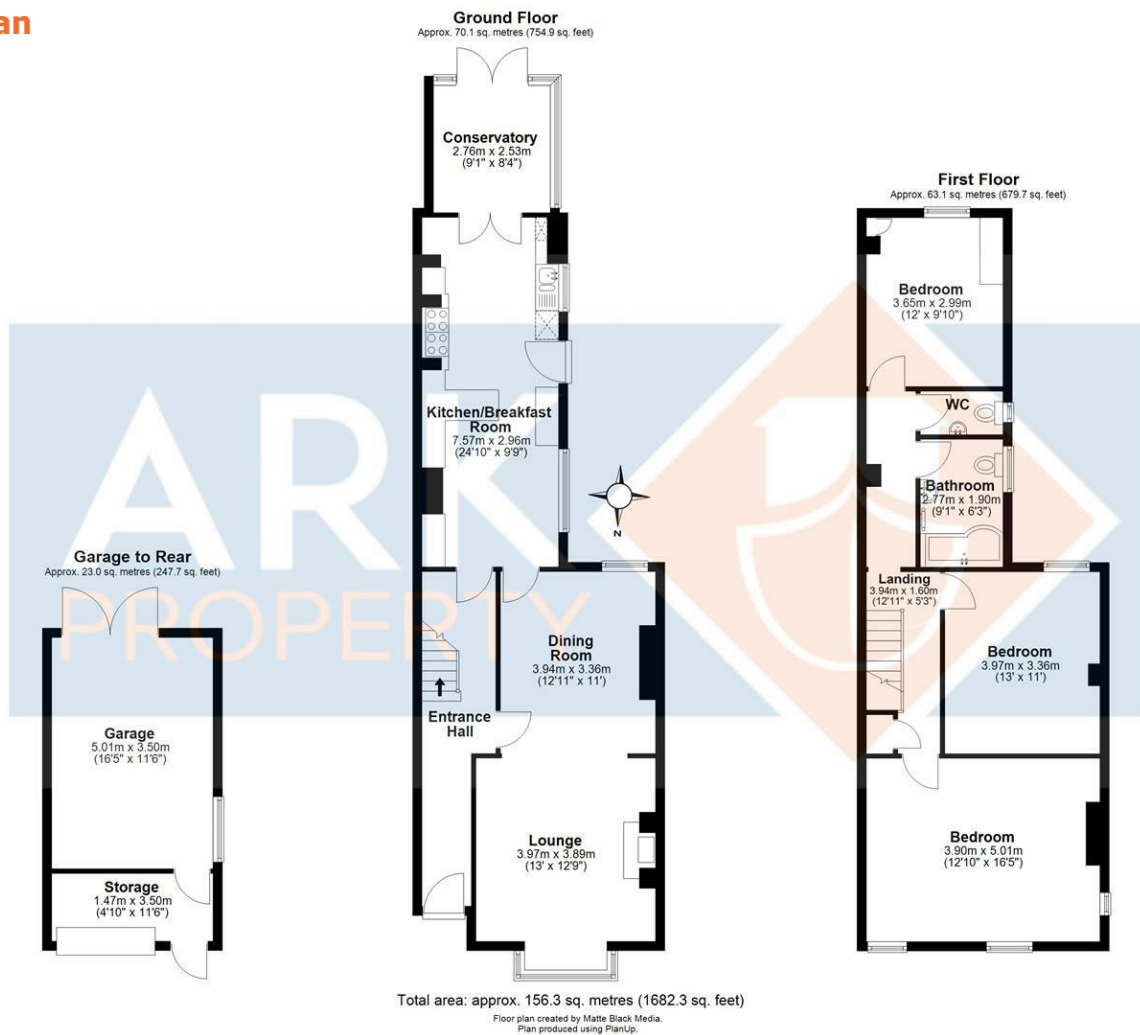
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

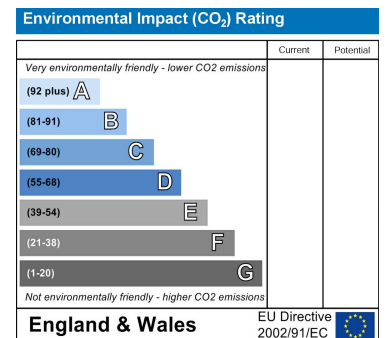
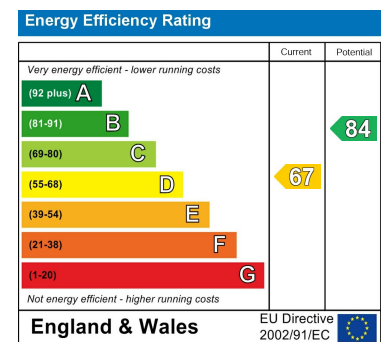
## Floor Plan



## Area Map



## Energy Efficiency Graph



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