



**93 Chapelgate, Sutton St. James, Spalding
Lincolnshire PE12 0EF**

Price £550,000 Freehold

-1.7 ACRES OF LAND-

Welcome to this stunning detached house located in the picturesque Chapelgate, Sutton St. James. This property boasts not only a charming location but also ample space and facilities to cater to your every need.

Upon entering, you are greeted by three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four double bedrooms and two bathrooms, there is plenty of room for everyone to enjoy their own space and privacy.

Situated on 1.7 acres of land, this property offers a sense of tranquility and the opportunity to explore the great outdoors right in your own backyard. The presence of stables, a barn, and a sand-covered winter turnout adds a touch of countryside charm, ideal for those with a love for horses or outdoor activities.

In addition to the generous living space, this house also features three reception rooms, providing versatility in its usage and ensuring that there is a place for every occasion.

Conveniently located within walking distance to a primary school, local shop with a post office, petrol station, pub, and butchers, this property offers both a peaceful retreat and easy access to essential amenities.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through the leaded obscured glazed UPVC door, into the :-

ENTRANCE HALL :

Stairs leading off to the first floor accommodation, coved ceiling, spotlights, power points.

STUDY/SNUG :

10'7" x 8'7" (3.23m x 2.62m)

UPVC double glazed window to the front, power points, underfloor heating, coved ceiling, telephone point, TV point.

LOUNGE :

14'8" x 14'8" (excluding bay) (4.47m x 4.47m (excluding bay))

UPVC double glazed bay window to the front, gas fire, coved ceiling, power points, TV point, underfloor heating.

KITCHEN/DINER

26'10" x 10'11" (8.18m x 3.33m)

UPVC double glazed window to the rear, bi-fold doors to the Conservatory, base and eye level units with a work surface over, sink and drainer with a mixer tap over, space for a Range style cooker, integrated dishwasher, integrated fridge/freezer, underfloor heating, tiled floor, coved ceiling, telephone point, power points, ceiling spotlights.

CONSERVATORY :

13'3" x 12'6" (max) (4.04m x 3.81m (max))

UPVC double glazing to the rear and sides with UPVC double glazed French doors to side, underfloor heating, tiled floor, power points, ceiling fan and light.

UTILITY ROOM :

8'9" x 7'8" (2.67m x 2.34m)

UPVC double glazed window to the rear, part obscured double glazed UPVC door to the rear, base units with a work surface over, space and plumbing for a washing machine, space and plumbing for a dishwasher, wall-mounted boiler, coved ceiling, power points, underfloor heating, built-in cupboard housing the underfloor heating controls.

CLOAKROOM :

UPVC obscured double glazed window to the side, W.C. wash hand basin, tiled splash-backs, coved ceiling, underfloor heating.

LANDING :

UPVC double glazed window to the front, radiator, power points, airing cupboard with tank and shelving, coved ceiling.

PRINCIPLE BEDROOM :

14'0" x 14'8" (max) (4.27m x 4.47m (max))

UPVC double glazed window to the rear, radiator, power points, coved ceiling.

Door through to the:-

POTENTIAL EN-SUITE (set up ready to install) :

4'0" x 7'8" (approx/max) (1.22m x 2.34m (approx/max))

UPVC obscured double glazed window to the rear, radiator, coved ceiling, extractor fan.

AGENTS NOTE:

This room is currently an empty room - plumbing is in place to convert to an en-suite or use as storage for the Principle Bedroom.

BEDROOM TWO :

14'8" x 11'8" (4.47m x 3.56m)

UPVC double glazed window to the front, radiator, power points, coved ceiling.

BEDROOM THREE :

11'0" x 8'9" (3.35m x 2.67m)

UPVC double glazed window to the rear, radiator, power points, coved ceiling.

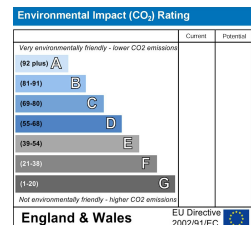
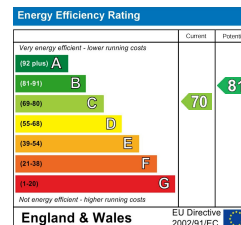
BEDROOM FOUR :

8'9" x 10'8" (2.67m x 3.25m)

UPVC double glazed window to the front, radiator, power points, coved ceiling.

FAMILY BATHROOM :

UPVC obscured double glazed window to the rear, fully tiled shower cubicle with a wall mounted shower over, W.C. wash hand basin, panelled bath with a mixer tap having a shower attachment, tiled walls, radiator, coved ceiling, inset spotlights, heated towel rail, extractor fan.



Viewing Arrangements

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Open 6 days

Spalding Office

Mon-Fri 8.30am to 6pm
Saturday: 9am to 4pm
Sunday: Closed

Holbeach Office

Mon-Fri 9am to 5.30pm
Saturday: 9am to 2pm
Sunday: Closed

Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.

We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.

Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees

Ask for a quotation from our Conveyancing Department.

Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.

These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

Your home your mortgage

INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

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