

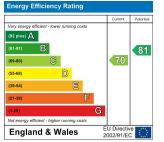
Total area: approx. 174.4 sq. metres (1877.0 sq. feet)

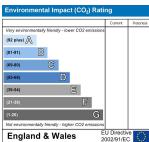












# **MORRISSandMENNIE**

estate agents



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

# Price £540,000 Freehold

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

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 tranquillity 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

Furthermore, with parking available for numerous vehicles, you can welcome guests with ease and have ample space for your own vehicles. This leads to your own double garage.

Don't miss out on the opportunity to make this beautiful property your new home. Contact us today to arrange a viewing and experience the charm and comfort that this house has to

8 Bridge Street, Spalding, PE11 1XA 01775 767575

10 West End, Holbeach, PE12 7LW 01406 422907

Through the leaded obscured glazed UPVC door, into radiator, coved ceiling, extractor fan.

#### **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

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 FAMILY BATHROOM 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, wallmounted 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

### 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,

#### **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.

surface over, sink and drainer with a mixer tap over, UPVC obscured double glazed window to the rear, fully space for a Range style cooker, integrated dishwasher, 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.

### **EXTERIOR:**

The property is approached via a double gate which opens up to the block-paved driveway, leading on to the detached double garage. To the side is a further gravelled driveway providing ample space for a horse lorry or trailer.

The garden to the front of the dwelling has a selection of mature tress and shrubs, with the rear garden being private and enclosed, and is predominately laid to lawn with mature flower borders, trees and shrubs. Furthermore, there is a well positioned pond and orchard area benefiting a good range of fruit trees with a patio seating area and a pergola.

#### LAND SUITABLE FOR EQUESTRIAN USE:

#### The equestrian facilities include:

Feed Room, Two Stables, a Pony Stable and an overhang and concrete yard to the front which benefits from having outdoor lighting.

Towards the end of the structure is a small livestock pen ideal for goats and a greenhouse to the far end.

To the front of the stable is a Sand Winter Turnout enclosure, along with having a Hay Barn and an adjoining tractor shed/store.

The grazing land is located to the rear and is mainly level, divided into 2 paddocks which are both enclosed by post and rail fencing with some additional hedging planted, additionally a field shelter is located in one of the paddocks.

# **DETACHED DOUBLE GARAGE:**

Having separate electric remote controlled garage doors, the garage benefits from having power and lighting connected, a personnel door, a sink with a water supply and a storage loft with skylight windows.

#### STABLE BLOCK:

Measurements: Stable 1 - 13'0" x 10'9" Stable 2 - 12'1" x 10'9" Pony Stable - 10'9" x 7'7"

Feed Room - 10'9" x 7'9"

#### **DETACHED STORAGE ROOM:**

Measurement: 12'0" x 12'0"

#### DETACHED WORKSHOP & STORAGE ROOM:

Measurements:

Workshop - 14'9" x 10'11" Storage Room - 14'9" x 10'11"

### DETACHED BARN & STORE ROOM

Measurements:

Barn - 23'7" x 9'10" Store - 12'2" x 9'10"

#### SERVICES:

Council Tax Band - D (subject to change) Energy Efficiency Rating - C Oil Heating Mains Water

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

Holbeach Office

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

Mon-Fri Saturday

9am to 5.30pm 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

Morriss 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.

# **Y**our home your mortgage INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

4 Finkin Street | Grantham | NG31 6QZ

T.01476 569090 www.mortgageoptionsonline.co.uk