



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



**Chapelgate, Sutton St. James, Spalding
Lincolnshire PE12 0EF
Price £540,000 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 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 access to essential amenities.

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 offer.

Energy Efficiency Rating	
Current	Potential
	81
70	

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
(81-91) A
(69-80) B
(55-68) C
(39-54) D
(21-38) E
(1-20) F
(1-20) G
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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01406 422907

www.morrissandmennie.com

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.

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 trees 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

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		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	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.

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