



Total area: approx. 150.4 sq. metres (1618.6 sq. feet)



**Jubilee Close, Sutton St. James, Spalding
Lincolnshire PE12 0ES**

Price £325,000 Freehold

Welcome to this stunning detached family home located in the sought-after village of Sutton St. James, Lincolnshire. This property boasts not only a prime location but also ample space with 2 reception rooms, 4 bedrooms, and 2 bathrooms, making it an ideal home for a growing family. The property also offers a vast amount of off road parking more than you usually get with this type of property. With parking available for up to 6 vehicles, you'll never have to worry about finding space for your cars or guests.

One of the standout features of this property is the double garage conversion, providing a versatile home office space that is perfect for those who work remotely or need a quiet area to focus.

Imagine waking up to picturesque field views, offering a sense of tranquillity and a connection to nature. Additionally, the easy travelling distance to the Norfolk coast makes weekend getaways or day trips a breeze, allowing you to enjoy the beautiful seaside whenever you desire.

The property is situated in Sutton St James a quaint village with great amenities. You can walk to the local convenience store, primary school, local butchers and public house, it even has a car repair garage and local hairdressers.

Peterborough is a 25-35 minute drive depending on traffic and has a main train line to London's Kings cross in under 55 minutes if you get the fast train. There are fantastic road links connecting you to Spalding, Stamford and Peterborough via the A16, Or via the A17 you can drive to Norfolk and Lincoln.

Don't miss out on the opportunity to own this charming property that combines modern living with the peace and quiet of village life. Contact us today to arrange a viewing and make this house your new home!

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Energy Efficiency Rating	
Current	Potential
	78
	58

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

Through the UPVC obscured double glazed front door, into the:-

ENTRANCE HALL

Having understairs storage.

DOUBLE ASPECT LOUNGE :
16'3" x 11'7" (4.95m x 3.53m)



UPVC double glazed windows to the front and side, decorative fireplace with an electric fire inset to a marble surround with a wooden mantle, two radiators, power points, coving to ceiling.

DOUBLE ASPECT DINING ROOM :



UPVC double glazed window to the side, UPVC double glazed French doors opening out to the rear garden, power points.

KITCHEN :
11'7" x 12'11" (3.53m x 3.94m)



UPVC double glazed window to the rear, base and eye level units with a work surface over, composite sink and drainer with a mixer tap over, tiled splash-backs, eye level oven and grill, induction hob with an extractor hood over, integrated fridge, integrated dishwasher, power points, tiled floor.

UTILITY ROOM :
6'4" x 1'10" (1.93m x 0.56m)

Door to the side aspect, base unit with a work surface over, space and plumbing for a washing machine, space and point for a tumble drier, power points.

CLOAKROOM :

UPVC obscured double glazed window to the front, W.C, pedestal washbasin.

LANDING :
Airing cupboard, power points.

BEDROOM ONE :
11'8" x 11'7" (3.56m x 3.53m)
UPVC double glazed window to the rear, power points.

EN-SUITE :



UPVC obscured double glazed window to the side, fully tiled shower cubicle with a built-in mixer shower over, W.C, pedestal washbasin with taps over, fully tiled walls.

BEDROOM TWO :
13'2" x 8'1" (4.01m x 2.46m)
UPVC double glazed window to the rear, power points.

BEDROOM THREE :
10'3" x 11'8" (3.12m x 3.56m)
UPVC double glazed window to the front, power points.

BEDROOM FOUR :
6'5" x 8'6" (1.96m x 2.59m)
UPVC double glazed window to the side, power points.

FAMILY BATHROOM :



UPVC obscured double glazed window to the front, panelled bath with a telephone style mixer tap and handheld shower over, W.C, pedestal washbasin with taps over, tiled walls.

CONVERTED DOUBLE GARAGE :
18'0" x 7'9" (5.49m x 2.36m)



Split into two sections with storage to the front and a home office to the rear (measuring 9'9" x 17'9"). Note : the double garage could easily be reconfigured if needed.

EXTERIOR :

The property is approached via a five bar gate with the gravelled driveway offering off-road parking for several cars, which then leads to the converted garage. The south facing rear garden is predominately laid to lawn with mature flower and shrub borders, a hawthorn hedge, a mature tree and a low maintenance gravelled area, with the added benefit of field views to the rear.

SERVICES :

Council Tax Band - D (subject to change)
Energy Efficiency Rating - D
Oil Fired Central Heating

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	8.30am to 6pm	Holbeach Office	9am to 5.30pm
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.