



Chapelgate, Sutton St James £194,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

t: 01406 424441 e: info@letsgetyoumoving.co.uk www.letsgetyoumoving.co.uk

Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



A great first time buy or investment property located in the quiet village of Sutton St James. The property has good off-road parking, an enclosed rear garden and oil-fired central heating. In brief: entrance hall lounge/diner, kitchen, utility room, WC, three bedrooms, family bathroom. A partly enclosed front garden with generous off-road parking, the rear garden is enclosed mainly laid to lawn with patio area and garden store.

Call us ANYTIME to arrange your viewing - 01406 424441 - 7 Days A Week!

Accommodation Comprises:

PVCu double-glazed entrance door to:

Entrance Hall

Radiator, vinyl floor covering, coving to textured ceiling with smoke detector, stairs to first floor landing with under-stairs storage cupboard, open plan to Kitchen, door to:

Lounge 4.53m (14'10") x 3.35m (11')

Two PVCu double-glazed windows to rear, fitted electric fire with surround, radiator, vinyl floor covering, telephone point, TV point, coving to textured ceiling.

Dining Area 3.35m (11') x 3.02m (9'11") PVCu double-glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling.

Kitchen 3.48m (11'5") x 2.09m (6'10")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled surround, fitted fridge, fitted eye level electric fan assisted double oven, built-in four ring halogen hob, PVCu double-glazed window to front, laminate flooring, coving to textured ceiling, part glazed entrance door to:

Lobby

Radiator, ceramic tiled flooring, part glazed entrance door to garden, PVCu double-glazed entrance door, door to:

W.C

PVCu double-glazed window to front, close coupled WC, ceramic tiled flooring.

Boiler Cupboard

Floor mounted oil-fired boiler serving heating system and domestic hot water.

Utility Room 1.88m (6'2") x 1.85m (6'1")

With worktop space over, plumbing for automatic washing machine, space for freezer and tumble dryer, single-glazed window to rear.

Landing

PVCu double-glazed window to front, radiator, coving to textured ceiling with smoke detector, access to part boarded insulated loft space with ladder, door to:

Main Bedroom 4.05m (13'3") x 3.36m (11')

PVCu double-glazed window to rear, radiator, TV point, textured ceiling.

Bedroom 2 3.57m (11'9") x 3.35m (11')

PVCu double-glazed window to rear, airing cupboard housing hot water cylinder, linen shelving, radiator, exposed wooden flooring, coving to textured ceiling.

Bedroom 3 3.03m (9'11") x 2.11m (6'11")

PVCu double-glazed window to front, radiator, laminate flooring, coving to textured ceiling with over-stairs storage cupboard with hanging rail and shelving.

Family Bathroom

Fitted with three-piece suite comprising deep panelled bath, pedestal wash hand basin, close coupled WC, fully ceramic tiled walls, extractor fan, PVCu opaque double-glazed window to side, heated towel rail, vinyl floor covering.

Outside

Enclosed frontage with gravel area for off road parking, the rear garden is enclosed mainly laid to lawn, patio area, garden store, commercial drainage system with South Holland District Council.

Directions

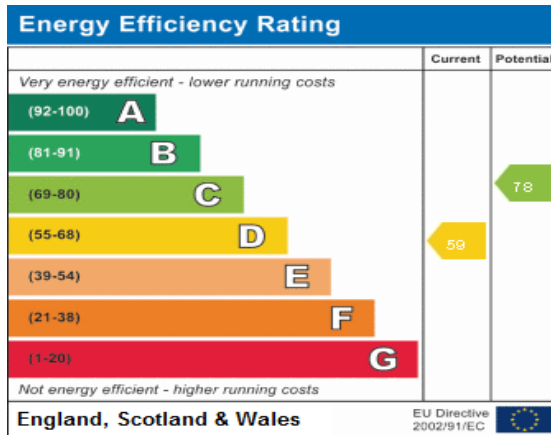
Leave our Church Street office and turn right, continue onto Station Street then Fen Road heading out of Holbeach on the B1168. At the crossroads take the left turn into the B1165 signposted Sutton St James. Once in the village travel through onto Chapelgate where the property can be located on the right hand. For the purpose of satellite navigation, the property postcode is PE12 0EF. Sutton St James has a butcher, a primary school, church hall, village hall, gun shop, hairdressers, public house, post office, shop, bowls club, football club, a small park, garage, a Baptist church and a playgroup.

Agents' Note:

The property operates on a private drainage system which is managed by South Holland District Council.

Council Tax band Band A - £1,355.01 from April 2023 to March 2024. South Holland District Council.

EPC – D



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this brochure or website.







House Purchase
Remortgage
Buy-to-Let
Capital Raising
Debt Consolidation
Commercial
Bad Credit History
Shared Ownership

www.themortgagepeople.com

10 Pinchbeck Road, Spalding, Lincs, PE11 1QD

Tel: 01775 71 81 33

Whole of market mortgage and protection advice with a local experienced adviser.
Your home may be repossessed if you do not keep up repayments on your mortgage.
Commercial mortgage enquiries will be referred to a commercial mortgage specialist.

DERVENSURE INSURANCE BROKERS LTD

To discuss your needs call **01406 423340**
or pop in to our office:

44 High Street, Holbeach
Spalding PE12 7ED

www.dervensure.co.uk

Dervensure Insurance Brokers Ltd is authorised and regulated by the Financial Conduct Authority (FCA). FCA registration number 458942.

INSURANCE THAT'S ON YOUR DOORSTEP

We can assist you with:

- Home & Car Insurance
- Travel Insurance
- Property Owners Insurance
- Commercial Vehicle Insurance
- Business Insurance



Your local, independent
building surveyors

☎ 01775 422211

✉ info@southlincssurveyors.com

🌐 www.southlincssurveyors.com

Level 2 RICS
Homebuyer Surveys

New Build Snagging
Surveys

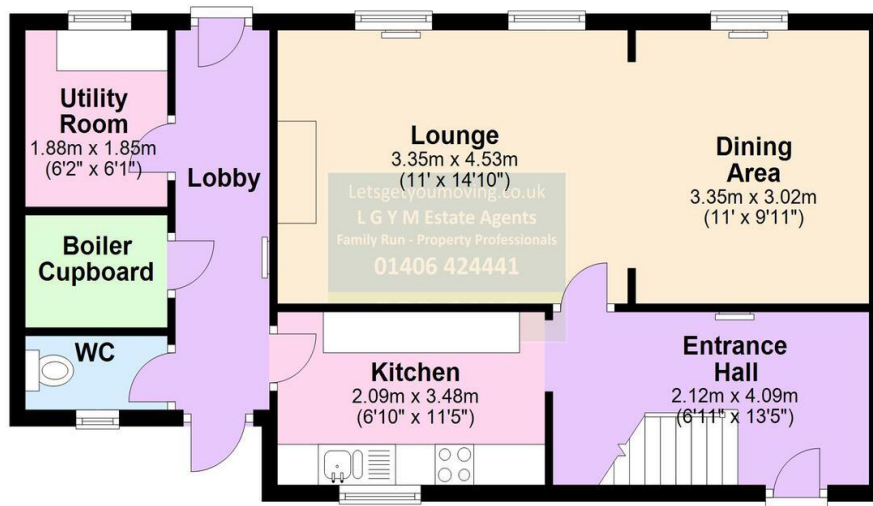
Energy Performance
Certificates (EPC)

RICS Valuations



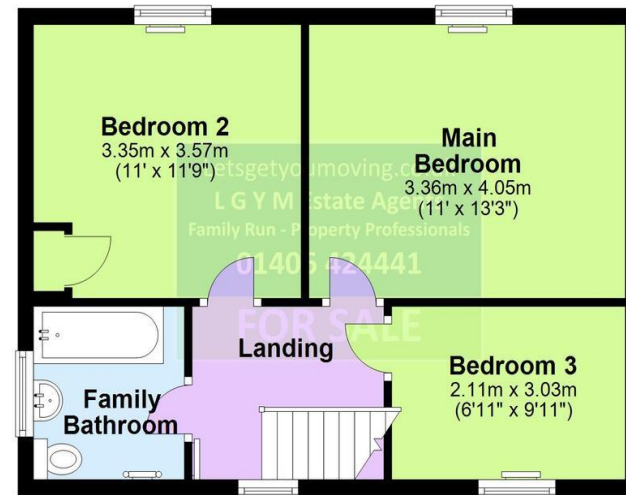
Ground Floor

Approx. 56.9 sq. metres (612.2 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 99.9 sq. metres (1075.3 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

RIGHTMOVE - ON THE MARKET - ALL MAJOR WEBSITE COVERAGE.

ONE STOP PROPERTY SHOP, FULL COLOUR BROCHURE, FREE FLOOR PLANS, MONTHLY UPDATE CALLS, ENERGY PERFORMANCE CERTIFICATES, FULL RENTAL SERVICES, TENANT FIND ONLY & MANAGEMENT, SOLICITORS, SURVEYORS, REMOVALS.

“We strive for results, it’s what we do best” 25 YEARS + IN THE INDUSTRY

HELP TO BUY, 95% MORTGAGES - WHOLE OF MARKET MORTGAGE SERVICES

DOES YOUR AGENT PROVIDE A FLOOR PLAN FREE OF CHARGE? WE DO! CALL US NOW TO SEE HOW WE CAN HELP SELL YOUR HOME.....

Money Laundering Regulations 2003

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Letsgetyoumoving Estate Agents

Let our family
move yours...

FREE VALUATIONS | 7 DAYS A WEEK 

The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a cardboard box. In the background, a woman and a man are also carrying boxes and walking towards the camera. The room is filled with stacks of cardboard boxes, and the scene is lit with warm, golden light from a window.