



Jubilee Close, Sutton St James £374,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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

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

A beautifully maintained property nestled in the charming village of Sutton St James, which offers a good range of local amenities. Situated in a cul-de-sac with field views, the property features an entrance hall, lounge, conservatory, dining room, well-equipped kitchen, utility room, cloakroom, four bedrooms, a modern shower room, and ensuite. Outside, you'll find off-road parking, a double garage in addition to a private enclosed rear garden.

Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

A beautifully maintained property nestled in the charming village of Sutton St James, which offers a good range of local amenities. Situated in a cul-de-sac with field views, the property features an entrance hall, lounge, conservatory, dining room, well-equipped kitchen, utility room, cloakroom, four bedrooms, a modern shower room, and ensuite. Outside, you'll find off-road parking, a double garage in addition to a private enclosed rear garden. Call us ANYTIME to book your viewing - 01406 424441.

Entrance Hall

Understairs storage cupboard, stairs to first floor landing, laminate flooring, central heating thermostat, coving to textured ceiling with smoke detector, door to:

Lounge 6.69m (21'11") x 3.36m (11')

PVCu double glazed window to front, coal effect electric fire with wooden surround, stone inset and hearth, two radiators, TV point, fibre broadband connection point, coving to textured ceiling, PVCu double glazed French doors to:

Conservatory 3.26m (10'8") x 2.67m (8'(")

Half brick and PVCu double glazed construction with PVCu double glazed windows, double glazed polycarbonate roof, ceiling fan, power and light connected, radiator, ceramic tiled flooring, PVCu double glazed French doors to garden.

Dining Room 3.66m (12') x 2.97m (9'9")

PVCu double glazed window to front, radiator, telephone point, coving to textured ceiling.

Kitchen/Breakfast Room 4.13m (13'7") x 3.66m (12')

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, tiled surround, integrated dishwasher, space for fridge/freezer, fitted eye level fan assisted double oven, built-in four ring halogen hob with extractor hood, PVCu double glazed window to rear, radiator, ceramic tiled flooring, coving to textured ceiling.

Utility Room 2.56m (8'5") x 1.57m (5'2")

Fitted with matching base and eye level units with worktop space over with tiled surround, extractor fan, space for automatic washing machine, PVCu double glazed window to rear, radiator, ceramic tiled flooring, coving to textured ceiling, PVCu double glazed entrance door to garden, door to:

Cloakroom

Fitted with two-piece suite comprising, pedestal wash hand basin, close coupled WC, extractor fan, radiator, ceramic tiled flooring, coving to textured ceiling.

First Floor Landing

Hatch to insulated loft space, which is fully boarded with lighting connected, aerial booster, airing cupboard housing the pressurised hot water cylinder and shelving.

Main Bedroom 3.68m (12'1") max x 3.58m (11'9")

PVCu double glazed window to front, fitted wardrobe(s) with sliding doors, hanging rail and shelving, radiator, telephone point, TV point, textured ceiling light with fan, door to:

En-Suite

Fitted with three-piece suite comprising pedestal wash hand basin, recessed tiled shower cubicle with fitted mains shower and folding glass door, close coupled WC, part ceramic tiled walls, extractor fan, shaver point and light, sealed unit Velux window to front aspect, radiator, laminate flooring, coving to textured ceiling.

Bedroom 2 3.61m (11'10") x 3.37m (11'1")

PVCu double glazed window to front, fitted bedroom suite with a range of wardrobes with hanging rail, shelving and overhead storage, radiator, TV point, coving to textured ceiling.

Bedroom 3 3.35m (11') max x 2.96m (9'9")

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

Bedroom 4 3.26m (10'8") max x 2.96m (9'9")

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

Shower Room

Fitted with three-piece suite comprising double shower enclosure with fitted Vevor shower, pedestal wash hand basin with fully ceramic tiled walls, shaver point and light, close coupled WC, extractor fan, sealed unit Velux window to rear aspect, radiator, laminate flooring, coving to textured ceiling.

Double Garage 5.51m (18'1") x 5.52m (18'1")

With power and lighting connected, eaves storage space, wall mounted oil-fired boiler serving heating system and hot water, PVCu double glazed window to rear, remote-controlled electric up & over door, PVCu double glazed rear entrance door to garden.

Outside

The property has a partly enclosed garden by hedging, area laid to lawn, paved driveway leading to double garage and off-road parking, up lighting, power points, outside tap, side gate to the enclosed rear garden, mainly laid to lawn with wood panel fencing and hedging, flower and shrub borders, outside lighting, outside tap, outside power points.

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, on leaving the village turn right onto Jubilee Close, follow the road to the right when you reach the end turn left into the Cul-de-sac, where the property can be located directly in front of you. For satellite navigation, the property postcode is: PE12 0ES.

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.

Council Tax

Band D ~ £2,198.58 From April 2025 to March 2025, South Holland District Council

EPC - C

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

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.

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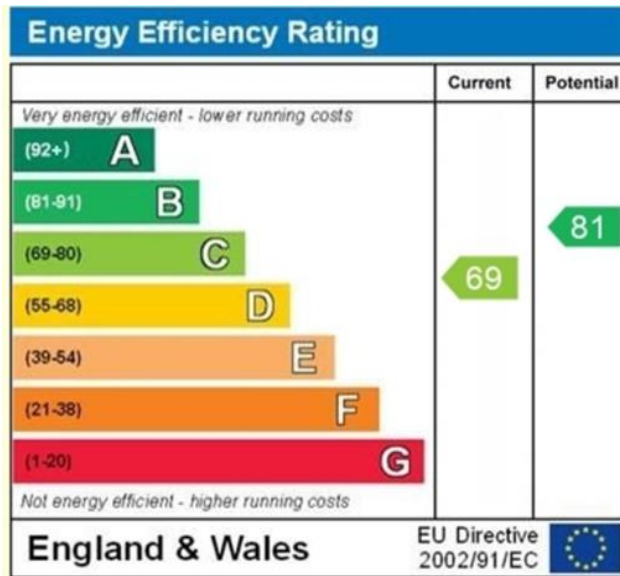
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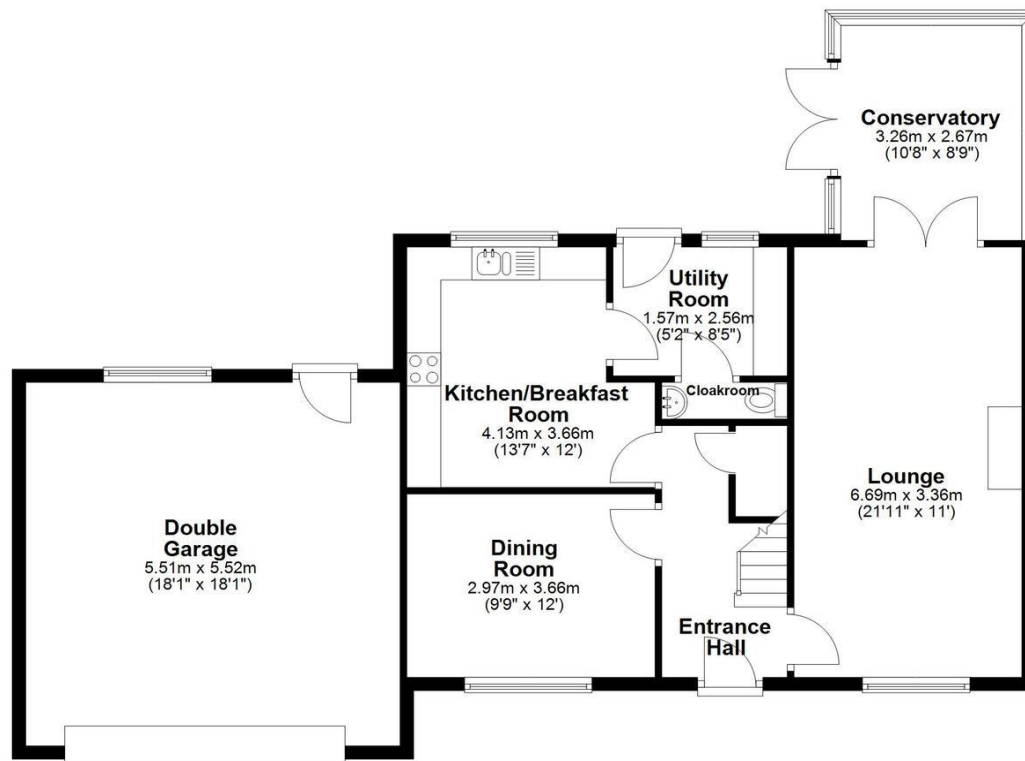
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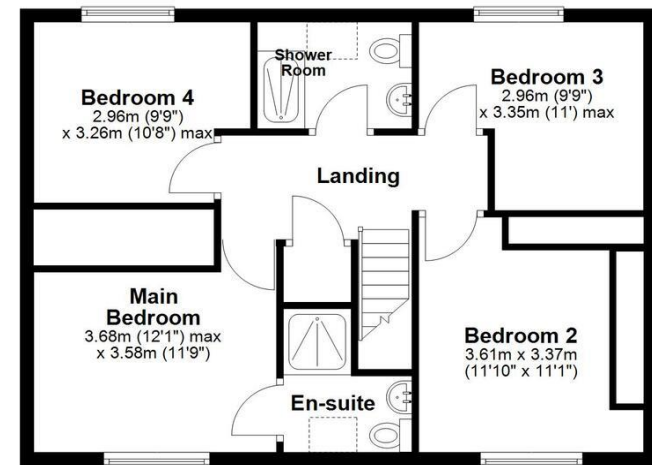
Ground Floor

Approx. 102.3 sq. metres (1100.9 sq. feet)



First Floor

Approx. 60.0 sq. metres (645.6 sq. feet)



Total area: approx. 162.3 sq. metres (1746.5 sq. feet)

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