



## Fishergate, Sutton St James £435,000

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

**Discover the perfect blend of village life and practicality in this superb, detached bungalow with a 1 ACRE plot (STS). Offering four spacious double bedrooms, kitchen/diner, modern shower room and additional family bathroom, this home offers ample space for comfortable living. The outdoor space boasts two paddocks, three outbuildings, a chicken coop, and a variety of fruit trees. Whether you're an animal lover, a gardening enthusiast, or someone maybe looking to work from home in a comfortable setting, this property has it all.**  
**Call us ANYTIME to book your viewing - 01406 424441.**

**Accommodation Comprises:**

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**Entrance Hall**

Two radiators, Karndean flooring, broadband point, smoke detector, access to fully boarded insulated loft space with ladder, power and lighting fitted, coving to ceiling, PVCu double glazed entrance door with matching side panels, door to:

**Lounge 3.97m (13') x 3.90m (12'10")**

PVCu double glazed bay window to front, wood burner set with a brick-built fireplace with hearth and decorative wood mantle over. Two radiators, exposed wooden flooring, coving to ceiling with recessed ceiling spotlights, open plan to:

**Family Room 4.48m (14'8") x 3.33m (10'11")**

PVCu opaque double glazed window to rear, exposed wooden flooring, coving to ceiling, open plan to:

**Kitchen/Diner 9.64m (31'8") x 3.45m (11'4")**

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar with storage under, stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, built-in electric fan assisted double oven, built-in four ring ceramic hob with extractor hood, PVCu double glazed window to rear, PVCu double glazed window to front side and rear, vinyl floor covering, TV point, central heating thermostat, coving to ceiling with recessed ceiling spotlights, PVCu double glazed French doors to garden, composite entrance door, door to:

**Utility Room 3.93m (12'11") x 1.63m (5'4")**

Fitted with matching base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, extractor fan, plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed window to side, airing cupboard housing the pressurized hot water cylinder, radiator, vinyl floor covering, central heating thermostat, coving to ceiling with smoke detector, PVCu double glazed entrance door to garden, door to:

#### Shower Room

Fitted with three-piece suite comprising tiled shower enclosure with fitted electric shower and glass, pedestal wash hand basin, close coupled WC, extractor fan, tiled surround, PVCu opaque double glazed window to front, radiator, ceramic tiled flooring, coving to ceiling

#### Main Bedroom 3.82m (12'6") x 3.64m (11'11")

Two PVCu double glazed windows to rear, vertical radiator, coving to ceiling, PVCu double glazed French doors to garden.

#### Bedroom 2 3.94m (12'11") x 3.94m (12'11")

PVCu double glazed bay window with seating area to front, radiator, coving to ceiling.

#### Bedroom 3 3.62m (11'11") x 3.48m (11'5")

PVCu double glazed window to rear, radiator, coving to ceiling.

#### Bedroom 4 3.35m (11') x 2.38m (7'10")

PVCu double glazed window to side, radiator, TV point, coving to ceiling with recessed ceiling spotlights.

#### Family Bathroom

Fitted with four-piece suite comprising deep panelled bath, pedestal wash hand basin, recessed tiled double shower enclosure with fitted electric shower and shower curtain, close coupled WC, fully ceramic tiled walls, extractor fan, window to rear, radiator, ceramic tiled flooring.

#### Double Garage 5.50m (18'1") x 5.40m (17'9")

Detached concrete panelled and metal frame construction with power and lighting connected, eaves storage space, work bench and shelving. Single glazed window to side, two up and over doors, side door

#### Outbuilding 3 3.43m (11'3") x 3.09m (10'2")

#### Outbuilding 2 3.45m (11'4") x 3.01m (9'11")

#### Outbuilding 1 3.47m (11'5") x 3.01m (9'11")

Of wood construction with concrete flooring.

#### Outside

The property is open plan with area laid to lawn with trees and shrub borders, gravel driveway providing off road parking leading to the rear garden. Five bar gate leads to the enclosed garden, paddocks, chicken coop, double garage with power and lighting, three Outbuildings, garden store, wood store, outside tap, outside lighting, oil boiler serving heating and hot water, area laid to lawn, play area with dolls house, the edge of the paddocks features a variety of fruit trees.



#### 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, onto Fishergate at the Memorial where the property can be located on your left-hand side. For the purpose of satellite navigation, the property postcode is: PE12 0EN.

#### Council Tax

Band C £1954.29 (April 2025 to March 2026 via South Holland District Council).

#### EPC - TBC

#### 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.

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