

**ROBERT
HALE
HOMES FOR
SALE**

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**9, BETTE CAMPLING CLOSE
SUTTON ST JAMES, PE12 0ED**

THE PROPERTY: A BEAUTIFULLY PRESENTED, TWO BEDROOMED DETACHED BUNGALOW IN AN EXCLUSIVE RESIDENTIAL CUL DE SAC IN THIS HIGHLY SOUGHT AFTER SOUTH LINCOLNSHIRE VILLAGE! * SUPERB 21' FITTED KITCHEN/DINER WITH A WEALTH OF BUILT IN APPLIANCES * USEFUL UTILITY ROOM * ECO FRIENDLY LOW COST AIR SOURCE HEAT PUMP UNDERFLOOR HEATING * DOUBLE GLAZING * 18' DETACHED BRICK GARAGE WITH MULTI VEHICLE OFF ROAD PARKING * ATTRACTIVE GARDENS TO REAR * MUST BE VIEWED!

THE PRICE: oieo £275,000 FREEHOLD EPC BAND C

REF. 8886

SELLING? FREE, FREE, VALUATIONS!

For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF: 8886 9, BETTE CAMPLING CLOSE, SUTTON ST JAMES

COUNCIL TAX: BAND B SOUTH HOLLAND COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the road for about 5.9 miles to a crossroads and turn left signed Tydd St Mary. Follow the main route for about 2.9 miles to the village of Sutton St James and shortly after entering the village turn left into Bette Campling Close. The property is on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With light;

ENTRANCE HALL: With built in linen cupboard, tile floor;

LOUNGE: 11'9"(max) x 11'1"(max) with double glazed French doors to rear garden;

FITTED KITCHEN/DINER: 21'5"(max) x 11'1"(max) with tiled floor, double glazed french doors to rear garden, built in electric double oven, built in electric hob, range of wall cupboards, electric hob hood, preparation surfaces with drawers & cupboards under, inset 1 ½ bowl sink unit with mixer tap & cupboards under, built in dishwasher, built in fridge & built in freezer;

UTILITY: 10'1"(max) x 6'3"(max) with tiled floor, range of wall cupboards, work top with space/plumbing under for automatic washing machine, space for condensing tumble drier, inset sink unit with mixer tap & cupboards under, fitted broom cupboard;

BATHROOM/W.C.: With tiled floor, panelled bath with mixer tap & thermostatic shower overhead, inset sink unit with mixer tap & drawers under, low level w.c., tiled walls, shaver point, heated towel rail, extractor fan;

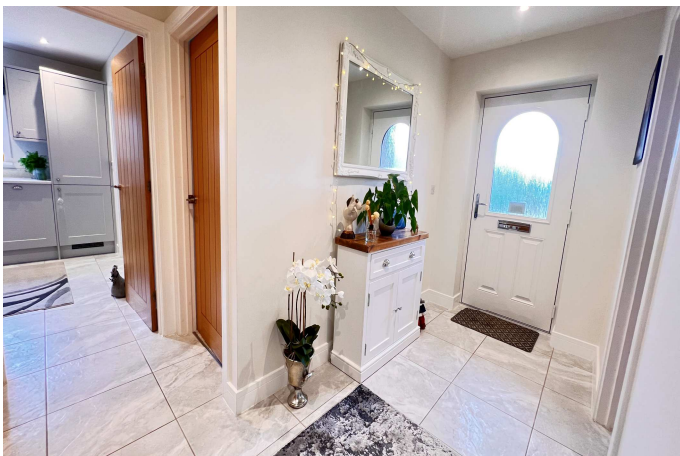
BEDROOM NO 1: 12'(max) x 11'9"(max) with bay window;

BEDROOM NO 2: 10'1"(max) x 8'7"(max) with access to loft with light point;

OUTSIDE: **AIR SOURCE HEAT PUMP: OUTSIDE LIGHT:**

DETACHED BRICK GARAGE: 18'4"(max) x 9'5"(max) with up & over door, joist storage, power & lighting, personal door;

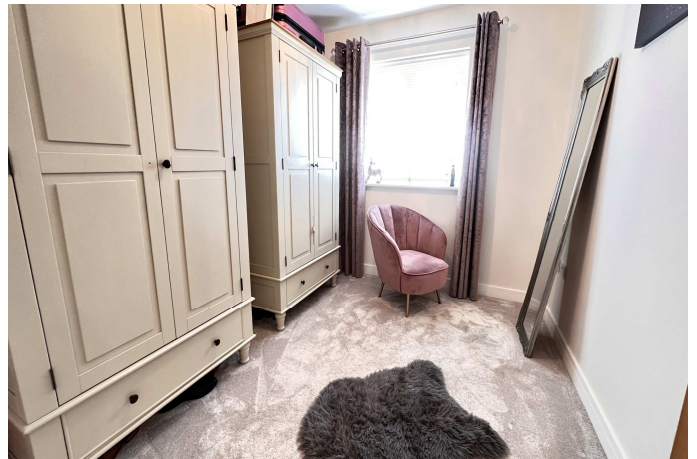
GARDENS: To front, laid to lawn with block paved/shingle multi vehicle off road parking space and paved pathway. Timber gate to each side open onto paved pathways leading to the enclosed rear garden which is laid to lawn with borders, shrubs and a paved patio.



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