



BRADLEY JAMES

ESTATE AGENTS



3 Hospital Drove, Little Sutton, Spalding, Lincolnshire, PE12 9EL

Asking price £414,950

- NO CHAIN
- FOUR RECEPTION ROOMS
- STABLES, HAY STORE, BARN AND MENAGE
- VAST AMOUNT OF OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS
- 2.5 ACRE Paddock LAND
- PEACEFUL SETTING
- MULTI JET SPA BATH
- 15 MINUTES FROM KINGS LYNN



# 3 Hospital Drove, Spalding PE12 9EL

This property comes with a separate 2.5 ACRE Paddock LAND with stables, barn, hay store and ménage!

Nestled in the charming area of Hospital Drove, Little Sutton, this modern detached house offers a delightful blend of comfort and functionality. With three well-proportioned bedrooms and four inviting reception rooms, this property is perfect for families or those seeking a peaceful retreat. The house boasts two conservatories, providing ample natural light and a serene space to relax or entertain.

The interior features a country-style kitchen, ideal for culinary enthusiasts, alongside a convenient downstairs shower room. The upstairs bathroom has been thoughtfully refitted and includes a luxurious multi-jet spa bath, perfect for unwinding after a long day. The converted garage serves as an excellent home office, catering to the needs of remote workers.

Outside, the property is complemented by a beautifully landscaped front garden, but still offers generous off-road parking and a low maintenance rear garden.

Additionally, the property includes a remarkable 2.5-acre equestrian paddock, complete with uninterrupted countryside views. The paddock is securely fenced with post and rail, enhanced by electric fencing, and features multiple paddocks for rotational grazing, allowing the grass to rejuvenate.

Equestrian enthusiasts will appreciate the separate stable block, which includes a tack room, barn, hay store, and a professional ménage, making it an ideal setup for horse owners.

Conveniently located, you are just a ten-minute walk or a two-minute drive from Long Sutton's amenities, with excellent road links connecting you to Norfolk, Spalding, and Lincoln. This property truly offers a unique opportunity for those seeking a modern home with equestrian facilities in a picturesque setting.



Council Tax Band: C



### Conservatory

9'0 x 8'5

Go through UPVC double glazed French doors into the conservatory which is of brick and UPVC construction, radiator, power points, ceiling fan and light.

### Entrance Hall

Stairs leading off to the first floor accommodation, telephone points, power points with USB charging and radiator.

### Lounge

14'1 x 11'6

UPVC double glazed window to the front, radiator, power points, TV point and an archway through to the dining room

### Dining Room

9'5 x 8'7

Double glazed sliding patio doors onto the conservatory to the rear, serving hatch, radiator and power points.

### Second Conservatory

13'8 x 10'3

It's a brick and UPVC construction with UPVC double glazed French doors going onto the rear garden, radiator, power points, ceiling fan and light.

### Kitchen

9'5 x 8'8

UPVC double glazed window to the rear, base and eye level units with solid wood worksurface over, sink with mixer taps over, integrated electric oven and grill with a half sized electric oven and grill above, five burner gas hob, tiled splashback, wall mounted gas boiler, tiled floor, radiator and power points.

### Utility Room

8'0 x 6'0

UPVC double glazed window to the rear and side with a UPVC obscured double glazed door to the side, base units with solid wood work surface over, integrated slimline dishwasher, space and plumbing for washing machine, tiled splashback, tiled floor, power points and a door to the downstairs shower room.

### Downstairs Shower Room

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps over (only cold water fed) and storage cupboard beneath, radiator, walk in shower cubicle which is fully tiled and has an electric mixer shower.

### Landing

UPVC double glazed window to the side, loft hatch and power points.

### Bathroom

UPVC obscured double glazed window to the rear. There's a freestanding multi jet spa bath with side mounted mixer taps and a handheld showerhead, WC with push button flush, vanity wash hand basin with mixer taps over with storage drawer beneath and a wall mounted heated towel rail.

### Bedroom 1

13'2 x 9'8

UPVC double glazed window to the front, radiator and power points.

### Bedroom 2

10'7 x 9'8

UPVC double glazed window to the rear, radiator and power points.

### Bedroom 3

10'0 x 8'0

UPVC double glazed window to the front, radiator, power points and a fitted study workbench.

### Outside

The property has a five bar gate which opens up to a vast amount of gravel off-road parking, the front garden has been beautifully landscaped by the current owners and is enclosed by panel fencing, it is low maintenance with AstroTurf and has a separate decking seating area with gazebo above and a shed to the side of the house, There is also a carport with side gated access which leads to your rear garden and is enclosed by panel fencing and shrubs, outside lights and tap and another shed. The rear garden is low maintenance being laid to patio and gravel.

### Converted garage

15'5 x 8'0

The garage has been converted and has a UPVC obscured double glazed door to the side, UPVC double glazed window to the front, radiator and power points. The electric roller shutter door is still intact and operational which makes the garage easy to reinstate if required but great for security.

### Paddock Land

Over the past 19 years the current owners have converted what was an area of grassland into the facility it is today, currently home to miniature ponies.

There is a driveway from the road giving vehicular access and space for parking.

There is post and rail fencing enclosing the whole



plot which also has a mixed hedgerow including Blackthorn and cotoneaster as well as a selection of trees along the boundary including Willow, Silver Birch, Ash, Poplar and Spruce plus a small orchard by the eastern boundary.

There are post and railed, gated paddocks within.

There is an open stable giving the equines access to shelter all day. This has an integral tack room with feed room/storeroom to the side.

There is a hay store which has held over 150 bales backing onto an open barn currently used to house tractor, mower etc.

There is a small sand exercise area.

There is a 25mx20m school/menage of Silica sand and rubber with under drainage.

Four of 1000 ltr IBC containers to collect water.

One 20 ft metal container offers secure storage along the northern boundary.

Annually from May to September visiting Swallows are welcomed and nest on the small platforms provided on the beams within the open stable.

The 2.5 acre plot of land has a 2 five bar gates so if one is open, no animals can escape. This allows vehicle access to your paddock land and stables, to the right is a Hay store, the hay store measures 19'0 x 19'0.

Behind the hay store is a barn which measures 35'4 x 20'5. The tack room is 20'5 x 8'5.

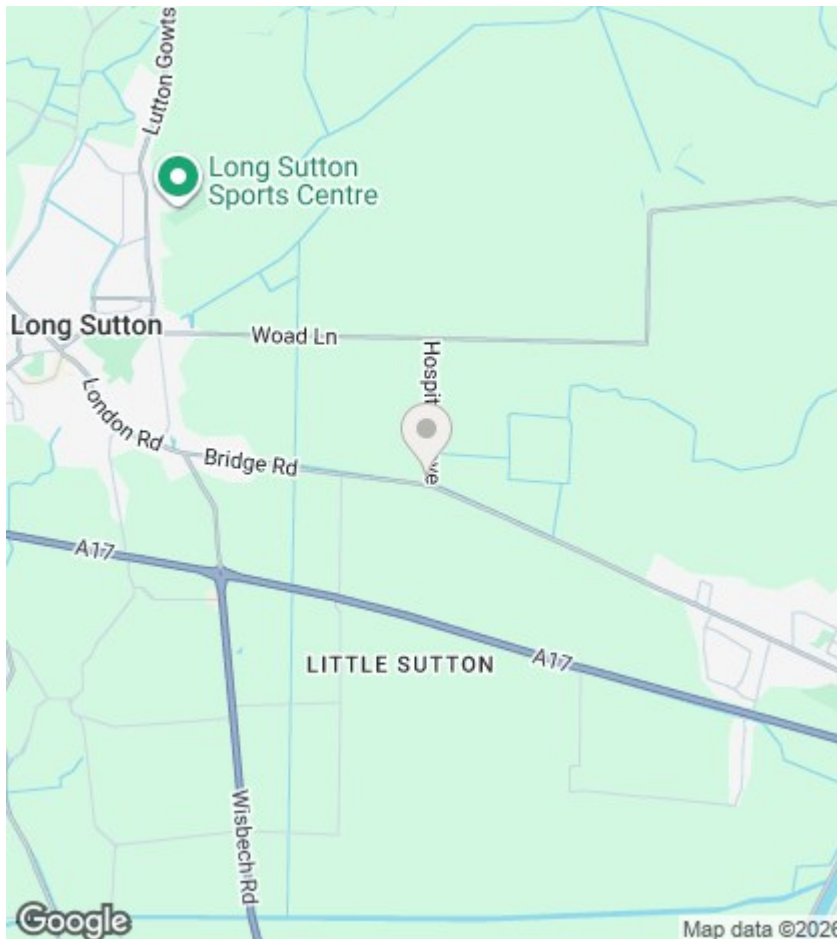
Stable block can be split into 3-4 separate stables but currently is open plan and measures 30'7 x 12'2. It has three windows to the rear two windows to one side and one window to the front, there's a patio to the front and enclosed sand area which then leads on to your separated paddock land which is enclosed by post and rail, electric fencing and shrubs and enjoys open interrupted views of the Lincolnshire countryside, shipping container for storage and a professional menage which is to the side of the stable block. You can get water and electricity connected if you wanted, but at the moment the electricity is solar powered.











## Directions

## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

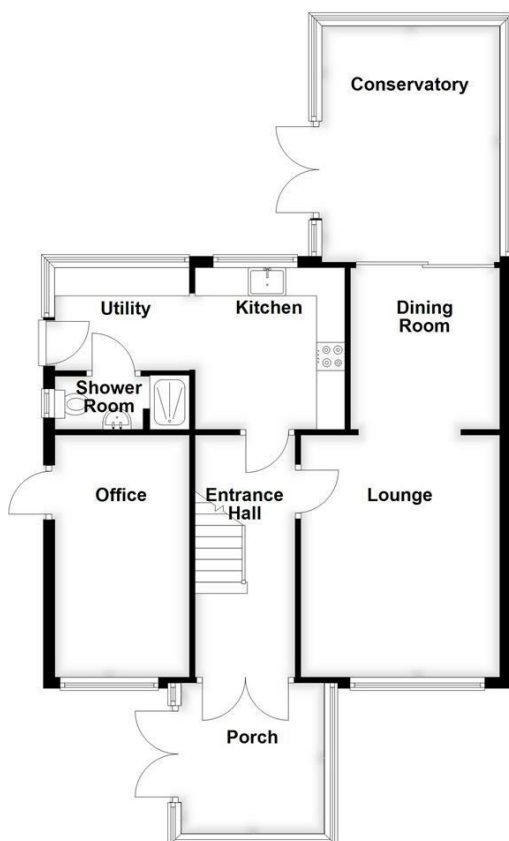
## EPC Rating:

C

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>69</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

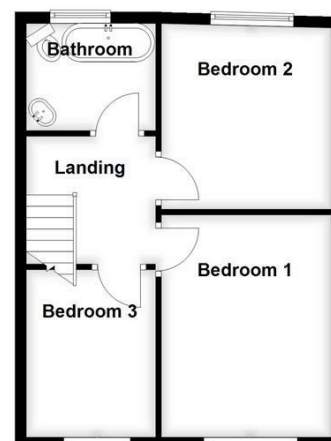
### Ground Floor

Approx. 77.9 sq. metres (838.9 sq. feet)



### First Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 117.5 sq. metres (1265.0 sq. feet)