



**Chapelgate, Sutton St. James Spalding PE12 0EF**



**welcome to**

**Chapelgate, Sutton St. James Spalding**

Four double bedroom family home, PLOT OF APPROXIMATELY 1.7 ACRES WITH EQUESTRIAN FACILITIES. Two reception rooms, LARGE KITCHEN DINER, conservatory & utility. Family bathroom, downstairs WC & WALK-IN WARDROBE WITH PLUMBING FOR AN EN-SUITE. Ample parking, RANGE OF OUTBUILDINGS & Paddocks



**Entrance Hall**

having stairs to first floor, tiled flooring, door to study, door to kitchen diner and door to:

**Lounge**

14' 8" x 14' 8" ( 4.47m x 4.47m )

Bay window to front and feature fireplace with inset gas fire

**Study**

10' 8" x 8' 9" ( 3.25m x 2.67m )

**Kitchen Diner**

10' 11" x 26' 11" ( 3.33m x 8.20m )

having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink. Space for electric double range oven with five ring induction hob, fridge freezer and dishwasher.

Integrated extractor, tiled flooring, double doors to conservatory and door to:

**Utility**

7' 8" x 8' 8" ( 2.34m x 2.64m )

having fitted wall and base units, space for washing machine and tumble dryer, tiled flooring, wall mounted oil boiler, built-in storage cupboard, door leading outside and door to:

**Wc**

2' 10" x 5' 5" ( 0.86m x 1.65m )

comprising two piece suite of WC and sink. Tiled flooring

**Conservatory**

13' 3" x 12' 6" ( 4.04m x 3.81m )

tiled flooring and French doors to side

**Landing**

having loft access and built-in airing cupboard with hot water tank

**Bedroom 1**

14' 2" x 14' 10" ( 4.32m x 4.52m )

door to:

**Walk-In Wardrobe**

7' 8" x 4' 1" ( 2.34m x 1.24m )

currently with fitted rails and shelving. There is plumbing in place for this to be turned in to an en-suite if a buyer would prefer

**Bedroom 2**

11' 9" x 14' 9" ( 3.58m x 4.50m )

**Bedroom 3**

11' x 8' 9" ( 3.35m x 2.67m )

**Bedroom 4**

10' 8" x 8' 11" ( 3.25m x 2.72m )

**Bathroom**

7' 7" x 10' 7" ( 2.31m x 3.23m )

comprising three piece suite of WC, pedestal sink and double shower cubicle with thermostatic shower. Extractor and heated towel rail

**Outside**

to the front of the property there is a gravel driveway with a small enclosed lawn to the left hand side.

Double gates lead to the rear of the property where there is a block paved driveway providing ample parking, plus a gravel driveway that is suitable for a horsebox and leads to the paddock land/stabling.

The formal garden is mature and features a range of flowers and shrubs, a pond, an orchard area with fruit trees and a patio with pergola

**Equestrian Facilities**

located to the rear, the equestrian facilities incorporate a stable block with two main stables, a pony stable and a feed room. With a solid concrete base and overhang, the stables lead directly out to a winter sand based turnout enclosure. There is a gate from the stable area to a livestock pen which currently houses goats and the paddock land sits behind that. Separated in to two paddocks by post and rail fencing, there is also a field shelter in one of the paddocks

**Detached Double Garage**

having two up and over doors, power, lighting and stairs to loft space

**Stable 1**

13' x 10' 9" ( 3.96m x 3.28m )

**Stable 2**

12' 1" x 10' 9" ( 3.68m x 3.28m )

**Pony Stable**

10' 9" x 7' 7" ( 3.28m x 2.31m )

**Feed Room**

10' 9" x 7' 9" ( 3.28m x 2.36m )

**Workshop**

14' 9" x 10' 11" ( 4.50m x 3.33m )

having power and lighting

**Storage Room**

14' 9" x 10' 11" ( 4.50m x 3.33m )

having power and lighting



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## **Chapelgate, Sutton St. James Spalding**

- SUBSTANTIAL FOUR BEDROOM DETACHED PROPERTY WITH APPROX 1.7 ACRES
- TWO RECEPTION ROOMS, LARGE KITCHEN DINER, UTILITY & CONSERVATORY
- FAMILY BATHROOM & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- PROFESSIONALLY INSTALLED STABLE BLOCK & WORKSHOP

Tenure: Freehold EPC Rating: C

offers over

**£540,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106954 - 0004

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