



Jubilee Close, Sutton St. James Spalding PE12 0ES

welcome to

Jubilee Close, Sutton St. James Spalding

Four bedroom executive style detached property, POPULAR ESTATE LOCATION IN SOUGHT AFTER VILLAGE. Two Reception Rooms, CONSERVATORY, kitchen & utility. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Off road parking for at least two cars, ATTACHED DOUBLE GARAGE & fully enclosed rear garden.



Entrance Hall

having stairs to first floor with cupboard beneath and laminate flooring

Lounge

21' 11" x 11' 1" (6.68m x 3.38m)
feature fireplace with inset electric fire and French doors to:

Conservatory

10' 7" x 8' 1" (3.23m x 2.46m)
with tiled floor, ceiling light with fan and French doors to garden

Dining Room

9' 2" x 12' (2.79m x 3.66m)

Kitchen

12' 4" x 12' 3" (3.76m x 3.73m)
having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink. Integrated electric oven, grill, four ring induction hob, extractor and dishwasher. Space for fridge freezer, tiled floor and door to:

Utility

5' 1" x 8' 6" (1.55m x 2.59m)
having wall and base units, space for washing machine, tiled floor, rear door to garden and door to:

Wc

3' 4" x 6' 1" (1.02m x 1.85m)
comprising two piece suite of WC and sink. Tiled floor and extractor

Landing

loft access with pull down ladder and built-in airing cupboard with hot water tank

Bedroom 1

10' 7" x 12' (3.23m x 3.66m)
built-in wardrobes with hanging space and shelving

En-Suite

8' x 6' (2.44m x 1.83m)
comprising three piece suite of WC, pedestal sink

and shower cubicle with thermostatic shower

Bedroom 2

11' 11" x 11' (3.63m x 3.35m)
range of built-in wardrobes, cupboards and drawers

Bedroom 3

9' 8" max x 11' max (2.95m max x 3.35m max)

Bedroom 4

9' 9" x 10' 10" (2.97m x 3.30m)

Shower Room

5' 6" x 7' 6" (1.68m x 2.29m)
comprising three piece suite of WC, pedestal sink and shower cubicle with dual head thermostatic shower. Extractor

Outside

to the front of the property there is a block paved driveway providing off road parking for at least two cars and giving access to a double garage. There is a lawned garden to the right hand side of the drive, a concrete path to the front door and a side gate leading to the rear. Fully enclosed by hedging and fencing, the rear garden is spacious and features a central lawn with borders to both sides and a raised decking area. Within the garden there is a timber garden shed

Double Garage

18' 1" x 18' (5.51m x 5.49m)
having electric up and over door, power and lighting. Rear door to garden, eaves storage and wall mounted oil fired boiler



view this property online williamhbrown.co.uk/Property/LST107226



welcome to

Jubilee Close, Sutton St. James Spalding

- EXECUTIVE STYLE FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS & CONSERVATORY
- FAMILY SHOWER ROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING & DOUBLE GARAGE
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107226



Property Ref:
LST107226 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk