



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



**welcome to**

**Chapelgate, Sutton St. James SPALDING**

Three bedroom semi-detached property, SEMI-RURAL VILLAGE LOCATION & AVAILABLE WITH NO CHAIN. Two reception rooms, kitchen & UTILITY. Family bathroom & DOWNSTAIRS WC. Ample off road parking & fully enclosed garden with OUTBUILDING/HOME OFFICE/GYM & ADJOINING STORE



### **Entrance Hall**

having wood effect laminate flooring and stairs to first floor.

### **Lounge**

11' 9" x 13' 9" ( 3.58m x 4.19m )

having feature fireplace with tiled hearth and solid wood mantle. French doors lead to the rear garden.

### **Kitchen**

15' 6" x 6' 8" ( 4.72m x 2.03m )

having range of units at wall and base level, solid wood surfaces with one and half bowl ceramic sink. Integrated electric oven, grill 4 ring induction hob and stainless steel extractor. Space for washing machine and fridge freezer. Tiled flooring.

### **Dining Room**

10' 9" x 11' ( 3.28m x 3.35m )

### **Utility Room**

6' 8" x 7' 10" ( 2.03m x 2.39m )

having base units with wood surfaces over, tiled flooring and french doors leading to the garden.

### **Cloakroom**

2' 8" x 6' 8" ( 0.81m x 2.03m )

having low level WC and wash hand basin. Wood effect laminate flooring.

### **Landing**

having loft access.

### **Bedroom 1**

9' x 13' 9" ( 2.74m x 4.19m )

having 2 built-in wardrobes and single storage cupboard.

### **Bedroom 2**

10' x 10' ( 3.05m x 3.05m )

### **Bedroom 3**

10' 10" x 6' 8" ( 3.30m x 2.03m )

### **Bathroom**

4' 5" x 6' 7" ( 1.35m x 2.01m )

having bath with shower attachment and thermostatic shower over. low level WC, wash hand

basin and extractor fan.

### **Outside**

the property is set back behind a good sized gravel drive offering off road parking for several cars.

Double gates to the rear giving vehicular access. The rear garden is enclosed with gravel area for additional parking, lawn with timber planters and a two tier patio area. timber out building with additional store and timber garden shed.



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## Chapelgate, Sutton St. James SPALDING

- THREE BEDROOM SEMI-DETACHED PROPERTY AVAILABLE WITH NO CHAIN
- TWO RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING
- ENCLOSED GARDEN WITH OUTBUILDING/HOME OFFICE/GYM & ADJOINING STORE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST107038 - 0005

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