



Broadgate, Sutton St. James Spalding PE12 0JT

Welcome to

Broadgate, Sutton St. James Spalding

LOOKING FOR A BIT OF PEACE AND QUIET? Situated in a rural location with field views surrounding, this established detached house would be ideal for those wanting to "escape to the country" and is available with no onward chain. In need of some modernisation, the property has three bedrooms and three reception rooms, and also benefits from a useful utility room, a downstairs cloakroom, PVCu double glazing and oil-fired central heating. Outside you will find multi-vehicle off-road parking and a generous rear garden. Further land may be available by separate negotiation.





Ground Floor



First Floor

Entrance Hall

Lounge

11' 8" x 11' 11" maximum (3.56m x 3.63m maximum)

Dining Room

11' 10" x 11' 10" maximum (3.61m x 3.61m maximum)

Kitchen

10' 5" x 11' 9" (3.17m x 3.58m)

Utility Room

6' 9" x 5' 5" (2.06m x 1.65m)

Downstairs Cloakroom

Side Porch

10' 2" x 6' 11" (3.10m x 2.11m)

Sun Room

8' 8" x 8' 11" (2.64m x 2.72m)

First Floor Landing

Bedroom One

11' 9" x 12' maximum (3.58m x 3.66m maximum)

Bedroom Two

11' 11" x 11' 10" maximum (3.63m x 3.61m maximum)

Bedroom Three

10' 4" x 5' 8" minimum (3.15m x 1.73m minimum)

Bathroom

7' 1" x 5' 7" (2.16m x 1.70m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- Established detached house
- Three bedrooms
- Three reception rooms
- Rural location
- No onward chain

Tenure: Freehold EPC Rating: E

£230,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the A1101 signposted Long Sutton. At the traffic lights follow the road round into Sutton Road and proceed along for approximately 4 miles. Turn left signposted Newton & Tydd St Giles. Continue through the village of Newton and head towards Tydd St Giles. Continue along Church Lane, past the church and follow the road round to the left into Hockland Road. Take the first right into Cats Lane and bear left onto Mayners Dyke. Take the first left continuing on Mayners Dyke and then first left onto Elders Gate. Proceed along onto Broadgate where the property is on the left hand side. Look out for our board!



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB126857



Property Ref:
WSB126857 - 0003

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