



DRAW DYKE, SUTTON ST JAMES, PE12 0HP
£325,000 FREEHOLD

It certainly is the good life with this wonderful, detached bungalow, nestled in the Lincolnshire countryside surrounded by open farmland with no immediate neighbours, a fabulous slice of rural living. Yet within easy reach of main routes to the surrounding towns and city.

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk



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Along the country lane surrounded by open farmland you approach Greenacres, set behind post and rail fencing you pass through the 5 bar gate and pull in to ample parking, across the private frontage and up to the UPVC entrance door, through to:

ENTRANCE HALL

A traditional reception hall spans out in front of you, with doors in all directions, radiator and power points.

SITTING ROOM

21'8 x 12'10 a lovely long light room, ample space for the family to gather, with UPVC windows to the front and side aspects, dual radiators, power points, TV point and fire surround with open fire inset.

KITCHEN DINING

12'11 x 12'11 a great space enjoying views over the surround gardens and fields beyond, with UPVC windows to the rear and side aspects, comprising a range of base and eye level storage units, incorporating straight edge work surface with 1 ¼ sink inset and mixer tap over, cooker space with stainless steel and glass extractor fan over, plumbing and space for dishwasher, feature tiled fireplace recess with timber mantle over, vertical radiator, power points and tiled effect flooring.

BOOT ROOM

9'1 (max) 4'8 (min) x 7'9 with part glazed UPVC door to the side aspect and UPVC window to the side.

CLOAKROOM

With frosted UPVC window to the side aspect, comprising low level WC and wash hand basin, wood effect flooring.

BEDROOM

12'11 x 10'1 a good double bedroom with UPVC window to the front aspect, radiator and power points

BEDROOM

10'3 x 12'11 an attractive space with UPVC French doors onto the private rear gardens, ideal for a morning coffee, radiator and power points.

BEDROOM

10'11 x 9'5 another double bedroom with UPVC window to the rear aspect with views over the gardens and fields beyond, radiator and power points.

BATHROOM

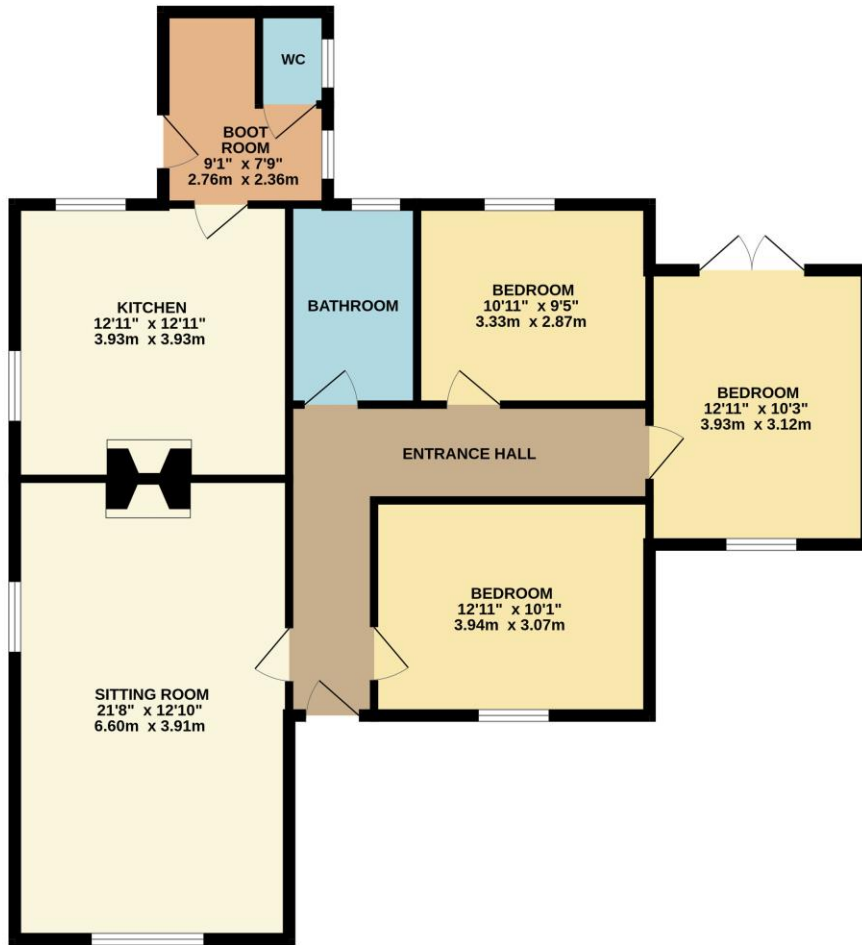
With frosted UPVC window to the rear aspect, comprising a modern four piece suite, low level WC, wash hand basin set in vanity unit, panel bath and shower cubicle, tiled splashbacks, wood effect flooring, chrome heated towel rail, extractor fan and loft access.

OUTSIDE

A fantastic setting surrounded by the Lincolnshire countryside with no immediate neighbours and views to soak in to all sides. Set behind post and rail fencing and mature hedging, a five-bar gate opens through to the surrounding gardens, there is ample parking and hardstanding for around six vehicles with a detached SINGLE GARAGE. The gardens stretch around the property with cultivated beds, lawn areas and plenty of seating spots to take in the views and sunsets, further hard landscaping to the rear southerly facing gardens, enjoying views and privacy.



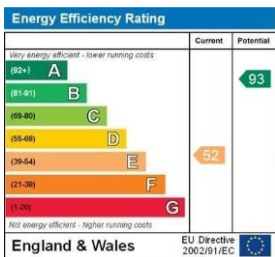
GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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