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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



Plot 7, 'The Aspen', Cherry Close, Sutton St James, Spalding PE12 0FX

### **PRICE - £525,000 Freehold**

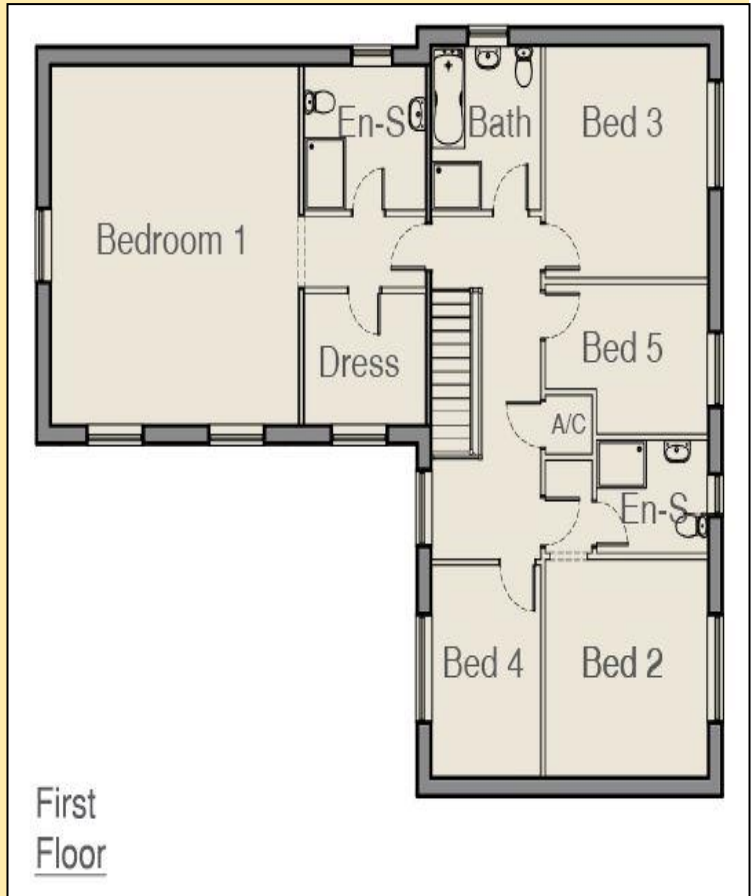
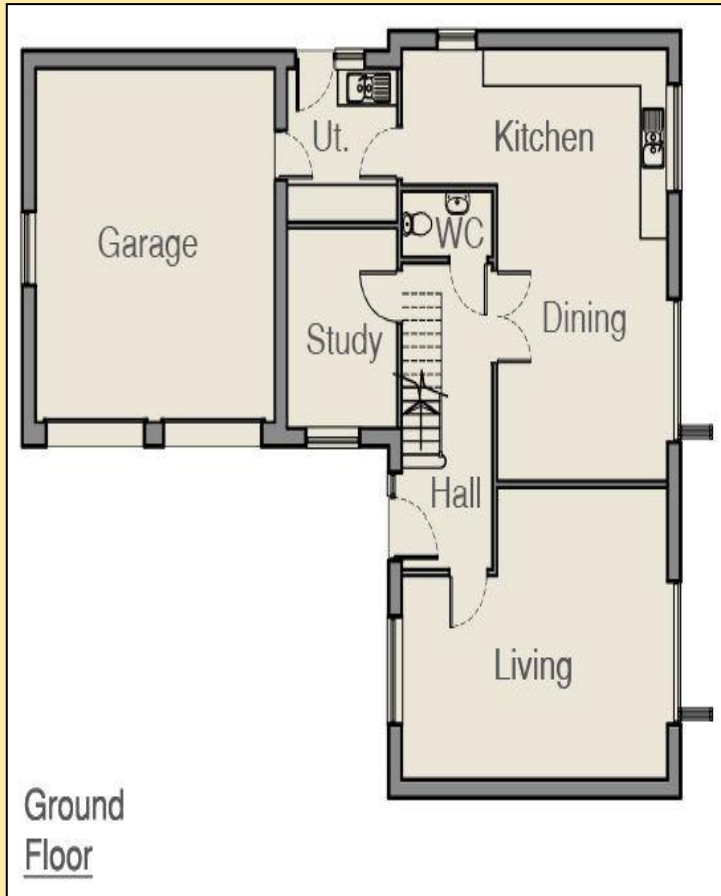
- Various Executive Designs
- Village Location
- Ready Now for handover
- East facing rear garden
- Open plan Kitchen/Dining
- Attached double garage

The 'Aspen' is a large 5 bedroom detached new home, with Open plan kitchen and a separate Living area, and an attached double garage with internal access.

Located off Chapelgate, this new homes development is a spaciouly designed site, with a central pond and other areas of amenity land.

Plot 7 is a large plot at the end of Cherry Close, and has a large east facing rear garden and views over the side treed open space area.

**SPALDING 01775 766766    BOURNE 01780 420406**



## PLOT 7 - THE ASPEN

The property has a modern Air Source Heat Pump central heating system, with underfloor heating to ground floor areas and radiators at first floor. The 'Aspen' has Oak veneered doors with chrome effect handles fitted throughout, and an extensive high specification fitted kitchen with Bosch appliances included, as well as carpets from a selected range, and LVT flooring/Tiles to some areas.

### ACCOMMODATION

#### GROUND FLOOR

##### HALLWAY

Blue composite door with side panel. Power points. Recessed downlights. LVT Flooring. Oak Stairs off

##### CLOAKROOM

Low level Wc and vanity unit with wash hand basin. Chrome Towel rail. Recessed ceiling downlights. Half tiled. LVT Flooring.

##### LIVING AREA

Fully opening Bifold doors out to rear gardens, Pendant light fittings, power points, Media/TV point, Underfloor Heating Control. FTTP point. Carpeted.

##### STUDY

Pendant light fitting, power points, TV point, Underfloor Heating Control. Carpeted.

**KITCHEN/DINING AREA** Extensive Designed kitchen includes a range of Tall, base and wall cupboards, and an Island. Bosch integrated Appliances are included, comprising two Ovens, Fridge, Freezer, separate Fridge/Freezer, Dishwasher, large Electric induction Hob and Extractor over r, all with contrasting oak worktops over with upstand, and glass splashback to hob. Ceramic 1 1/2 Bowl Sink unit with contemporary Tap. There are ample Power points. Underfloor Heating Control, Recessed Ceiling Downlights. LVT Flooring.TV Point. Fully opening Bifold doors out to rear gardens.

##### UTILITY ROOM

Baseline units and ceramic sink with Contemporary Stainless Tap set in worktop with upstand, over spaces for Washing Machine and Tumble dryer. Power Points, Underfloor Heating Control, Recessed Ceiling downlights. LVT Flooring. Doors to garage and garden.

## **FIRST FLOOR**

### **GALLERIED LANDING**

Carpeted. Radiator. Loft hatch. Heating control

### **MAIN BEDROOM**

Power points, Pendant light fittings, Telephone and TV point, Radiators. Carpeted.

### **DRESSING ROOM**

Carpeted. Recessed downlights. Power point. Radiator

### **ENSUITE**

Large Shower with soaker and separate shower heads, Low level wc, White Vanity unit with inset basin. Chrome Heated Towel rail, recessed ceiling downlights, Mirror with shaver point, Tiled floor, and Half tiled walls.

### **BEDROOM 2**

Power points, TV point. Pendant light fitting, Carpeted. Radiator

### **ENSUITE**

Large shower with soaker and separate shower heads, Low level wc, white Vanity unit with inset basin. Chrome Heated Towel rail, recessed ceiling downlights, Mirror with shaver point, Tiled floor, and Half tiled walls.

### **BEDROOM 3**

Power points, TV point, Pendant Light fitting, Radiator. Carpeted.

### **BEDROOM 4**

Power points, TV point, Pendant Light fitting, Radiator. Carpeted.

### **BEDROOM 5**

Power points, TV point, Pendant Light fitting, Radiator. Carpeted.

### **BATHROOM**

New white 4 piece suite with Bath, separate Shower cubicle with soaker and separate shower heads, Low level Wc. Royal Green Vanity Unit with inset basin. Chrome Heated Towel Rail, Shaver Point, Ceiling Downlights, Tiled Floor, and Half tiled walls.

### **AIRING CUPBOARD**

Hot water cylinder. Main heating and hot water controls. Immersion.

### **OUTSIDE**

Blocked paved driveway with turfed front and rear gardens. Slabbed footpaths and patio with timber fencing to all boundaries. Air source heat pump. Outside Tap. Contemporary black exterior lights to front and rear doors.

### **INTEGRAL DOUBLE GARAGE**

Garage area accessible from the Utility with Fluorescent Light and power points. 2 Black Electric Roller shutter doors. Consumer Unit

### **LOCATION/AMENITIES**

Situated in the pleasant South Lincolnshire village of Sutton St James, just 12 miles from the centre of the Georgian market town of Spalding, and 9 miles from Wisbech. The property lies close to the crossroads at the centre of the village which has a Primary school, Church and Village Hall, as well as a Butchers and a Garage. There is a bus service to Spalding and Wisbech from the bus stops (within ½ mile).

### **DIRECTIONS**

From the centre of Spalding proceed out of town on the B1165 towards Wisbech. Shortly after entering Sutton St James, turn right into Walnut Close just past the St Ives Cross. The Developers Show Office is on the left as you enter the site.

### **TENURE**

Freehold. Management Company and Charge: Approx £381.70 per year (subject to change)

### **LOCAL AUTHORITIES**

South Holland District Council 01775 761161 Anglian Water Services Ltd. 0800 919155 Lincolnshire County Council 01522 552222

**SERVICES** Mains Electricity, water and drainage. Heating and Hot water via Air source Heat pump, with underfloor heating to ground floor and radiators to first floor. The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

**COUNCIL TAX BAND** - Band E

**EPC** - Predicted Band B

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#### PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

**ROOM SIZE ACCURACY** Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements

**Ref: S** Dec 2024. These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

#### VIEWINGS BY APPOINTMENT ONLY

#### ADDRESS

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