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

£495,000 Freehold

- Various Executive Designs
- Village Location
- Ready Now for Handover
- East Facing Rear Garden
- Open Plan Kitchen/Dining
- Integral 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 poind 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 01778 420406



GROUND FLOOR

HALLWAY

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

CLOAKROOM

32' 10" x 6' 7" (10.02m x 2.02m) Low level Wc and vanity unit with wash hand basin. Chrome Towel rail. Recessed ceiling downlights. Half tiled. LVT Flooring.

LIVING AREA

19' 9" x 15' 7" (6.04m x 4.75m) Fully opening Bifold doors out to rear gardens, Pendant light fittings, power points, Media/TV point, Underfloor Heating Control. FTTP point. Carpeted.



STUDY

8' 0" x 10' 7" (2.45m x 3.25m) Pendant light fitting, power points, TV point, Underfloor Heating Control. Carpeted.

KITCHEN

19' 9" x 10' 4" (6.04m x 3.15m) 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.

DINING AREA

13' 1" x 12' 7" (4m x 3.85m)

UTILITY ROOM

8' 0" x 8' 2" (2.45m x 2.5m) 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

17' 10" x 19' 6" (5.45m x 5.95m) Power points, Pendant light fittings, Telephone and TV point, Radiators. Carpeted.

DRESSING ROOM

8' 8" x 7' 0" (2.65m x 2.15m) Carpeted. Recessed downlights. Power point. Radiator

ENSUITE

8' 8" x 7' 8" (2.65m x 2.35m) 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

11' 9" x 11' 7" (3.6m x 3.54m) Power points, TV point. Pendant light fitting, Carpeted. Radiator

ENSUITE

5' 11" x 7' 10" (1.82m x 2.4m) 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

12' 6" x 11' 7" (3.82m x 3.54m) Power points, TV point, Pendant Light fitting, Radiator. Carpeted.

BEDROOM 4

11' 5" x 7' 10" (3.5m x 2.4m) Power points, TV point, Pendant Light fitting, Radiator. Carpeted.



BEDROOM 5

11' 7" x 8' 0" (3.54m x 2.45m) Power points, TV point, Pendant Light fitting, Radiator. Carpeted.

BATHROOM

8' 10" x 7' 10" (2.7m x 2.4m) 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

18' 0" x 19' 3" (5.5m x 5.87m) Garage area accessible from the Utility with Fluorescent Light and power points. 2 Black Electric Roller shutter doors. Consumer Unit

TENURE

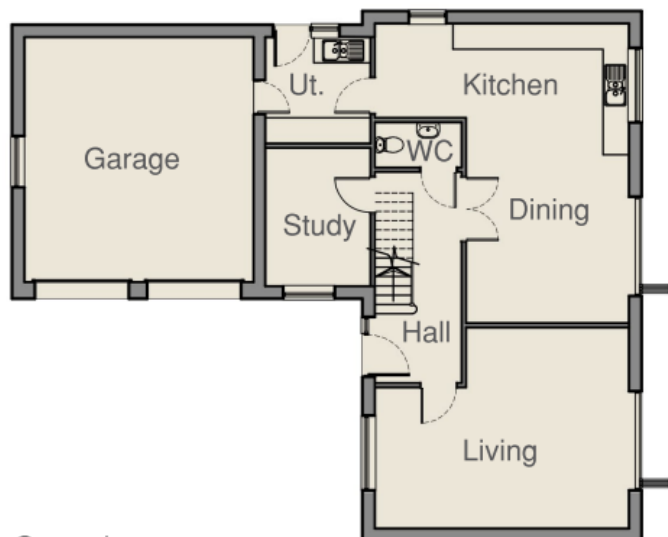
Freehold. Management Company and Charge: Approx £381.70 per year (subject to change)





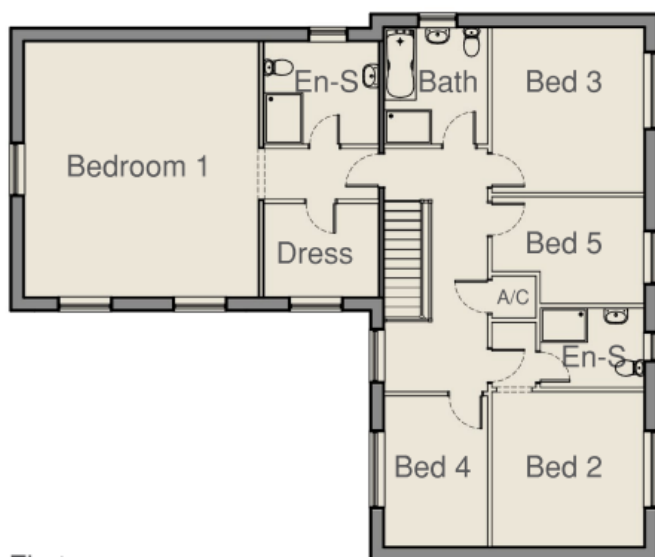






Ground Floor

Living	-	6.04mx4.75m(max.)	-	19'10"x15'8"
Kitchen	-	6.04m x 3.15m	-	19'10" x 10'4"
Dining	-	4m x 3.85m	-	13'1" x 12'8"
Study	-	2.45m x 3.25m	-	8' x 10'8"
Utility	-	2.45m x 2.5m	-	8' x 8'2"
WC	-	1.02m x 2.02m	-	3'4" x 6'8"
Garage	-	5.5m x 5.87m	-	18'x 19'3"



First Floor

Bedroom 1	-	5.45m x 5.95m	-	17'10" x 19'6"
En-Suite	-	2.65m x 2.35m	-	8'8" x 7'8"
Dressing	-	2.65m x 2.15m	-	8'8" x 7'
Bedroom 2	-	3.6m x 3.54m	-	11'9" x 11'7"
En-Suite	-	1.82m x 2.4m	-	5'11" x 7'10"
Bedroom 3	-	3.82m x 3.54m	-	12'6" x 11'7"
Bedroom 4	-	3.5m x 2.4m	-	11'5" x 7'10"
Bedroom 5	-	3.54mx2.45m(max.)	-	11'7" x 8'
Bathroom	-	2.7m x 2.4m	-	8'10" x 7'10"

SERVICES Mains Electricity , Water and Drainage. Heating and Hot Water via Air Sourced Heat Pump, with underfloor heating to ground floor and radiators to first floor.

COUNCIL TAX BAND E

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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