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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Plot 26 'The Laurel', Walnut Close, Sutton St James, Spalding PE12 0FW

PRICE - £220,000 Freehold

- Various Executive Designs
- Village Location
- Ready for customer choices
- West facing rear garden
- Open plan Kitchen/Dining
- Car parking spaces

The 'Laurel' is a 3 bedroom semi-detached new home, with kitchen/diner and a separate Living area. It is ready for buyer choices for kitchen/utility and flooring.

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

Plot 26 is near the end of Walnut Close, and has a west facing rear garden.

SPALDING 01775 766766 BOURNE 01780 420406



PLOT 26 - THE LAUREL

The property has a modern Air Source Heat Pump central heating system, with radiators. The 'Laurel' has white cottage doors with chrome effect handles fitted throughout, and a fitted kitchen with Bosch appliances included, as well as carpets from a selected range, and LVT flooring.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Grey composite door. Power points. Recessed downlights. LVT Flooring. Stairs off. Heating control.

CLOAKROOM

Low level Wc and white vanity unit with wash hand basin. Chrome Towel rail. Recessed ceiling downlights. Splashback tiling. LVT Flooring.

LIVING AREA

Pendant light fitting, power points, Media/TV point. FTTP point. Carpeted.

KITCHEN/DINING AREA Extensive Designed kitchen includes a range of Tall, base and wall cupboard. Bosch integrated Appliances are included, comprising single Oven, Fridge/Freezer, Electric induction Hob and Extractor over, all with contrasting worktops over with upstand, and glass splashback to hob. Stainless steel Sink unit with Tap. There are ample Power points. Recessed Ceiling Downlights. LVT Flooring. TV Point. French doors out to rear garden.

FIRST FLOOR

LANDING

Carpeted. Radiator. Loft hatch. Heating control

MAIN BEDROOM

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

ENSUITE

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

BEDROOM 2

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

BEDROOM 3

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

BATHROOM

New white 3 piece suite with shower over Bath, Low level Wc. White 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 garden, and levelled rear garden (ready to turf). Slabbed footpaths and patio with timber fencing to all boundaries. Airsource heat pump. Outside Tap. Contemporary black exterior lights to front and rear doors.

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)

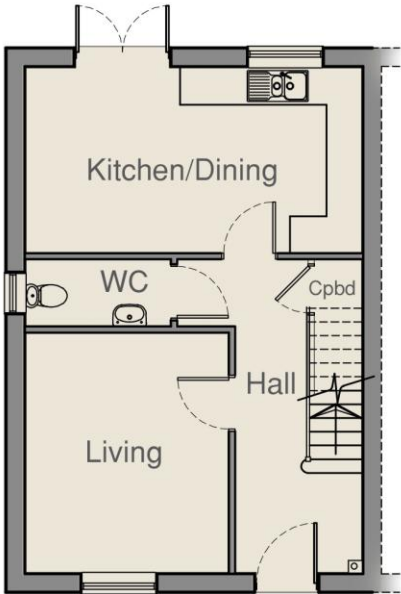
LOCAL AUTHORITIES

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

The Laurel

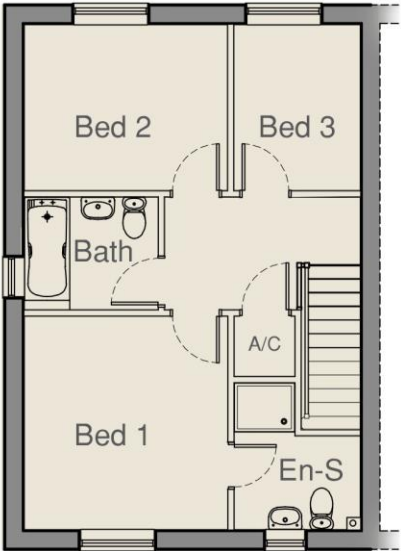
3 Bedroom Semi-Detached

Ground Floor



Kitchen/Dining	-	5.5m x 3.01m	-	18' x 9'10"
Living	-	3.9m x 3.3m	-	12'9" x 10'10"
WC	-	1.05m x 2.35m	-	3'5" x 7'8"

First Floor



Bedroom 1	-	3.47m x 3.31m	-	11'5" x 10'10"
En-Suite	-	2.05m x 1.51m	-	6'8" x 4'11"
Bedroom 2	-	3.31m x 2.71m	-	10'10" x 8'10"
Bedroom 3	-	2.05m x 2.71m	-	6'8" x 8'10"
Bathroom	-	2.18m x 1.81m	-	7'2" x 5'11"

These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. Kitchen and Bathroom layouts are indicative, all measurements are approximate with a tolerance of + or - 50mm, plans are not to scale. These details are released as a guide only and are subject to change, without prior notice. Imagery depicting plot layouts, landscaping, materials and styles are for illustrative purposes only and will vary, refer to the site plan for individual plot layouts .

SERVICES Mains Electricity, water and drainage. Heating and Hot water via Air source Heat pump, with radiators. 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 TBA – Expected Band B

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Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

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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