

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



17 Fishergate, Sutton St James PE12 0EN

£394,000 Freehold

- Generous Plot of 0.25 of an Acre STS
- Field Views to the Rear and Side
- 2 Double Bedrooms
- Open Plan Lounge/Dining/Kitchen
- Garage, Space for Caravan/Trailer

Beautifully presented, larger than average extended 2 bedroom bungalow situated on approximately 0.25 of an acre plot (STS) with field views to the side and rear. Off-road parking, space for caravan/trailer, single attached garage. Accommodation comprising entrance hallway, bathroom with four piece suite, 2 double bedrooms (en-suite to the master), open plan lounge/kitchen/diner with bi-fold doors.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Lantern light to either side of the composite front entrance door leading into:

ENTRANCE HALLWAY

10' 7" x 16' 3" (3.23m x 4.97m) Coved and textured ceiling, 2 centre light points, double radiator, access to loft space (part boarded with light and where the boiler is located), solid oak door opening into storage cupboard with coat rail and shelving. Door into:

BATHROOM

6' 7" x 9' 10" (2.03m x 3.0m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, part tiled walls, tiled flooring, heated towel rail, shaver point, fitted with a four piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with drawers below, freestanding oval bath with rainfall mixer tap and further shower attachment tap, walk-in double shower enclosure with fitted thermostatic shower over with rainfall shower head and further attachment tap.

From the Entrance Hallway into:



MASTER BEDROOM

12' 11" x 15' 1" (3.95m x 4.62m) 2 UPVC double glazed windows to the front elevation, coved and textured ceiling, centre light point, radiator, TV point, walk-in wardrobe/Dressing Room (1.27m x 1.53m) with light point, shelving and hanging rail. Door into:

EN-SUITE

3' 11" x 7' 8" (1.20m x 2.35m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, part tiled walls, tiled floor, heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, shower enclosure with fitted thermostatic shower with rainfall shower head and further shower attachment tap.

BEDROOM 2

9' 9" x 11' 5" (2.98m x 3.48m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, double radiator, BT point.

From the Entrance Hallway a door leads into the:

OPEN PLAN LOUNGE/DINING/KITCHEN

22' 2" x 28' 11" (6.77m x 8.83m) UPVC double glazed window to the rear elevation, UPVC double glazed full length bi-fold doors to the rear elevation, engineered oak flooring, 2 radiators, log effect electric fire, TV point, 5 centre light points, fitted breakfast bar, the kitchen is fitted with a wide range of oak base, eye level and drawer units, plumbing and space for washing machine, space for dishwasher, fitted stainless steel wine cooler, integrated Beko induction hob with splashbacks, extractor hood over, integrated Bosch double fan assisted electric oven, under cabinet lighting, inset one and a quarter stainless steel bowl sink with mixer tap.

EXTERIOR

Hedged boundaries and extensive gravelled driveway with turning bay providing multiple off-road parking for vehicles. The front garden is laid to lawn with shrub borders with gated access from both sides leading into side garden. Extensive lantern lighting.

ATTACHED SINGLE GARAGE

9' 1" x 17' 7" (2.79m x 5.37m) Up and over door, 2 centre strip lights, electric consumer unit board, various power points, shelving.

Gated access at the side leads to concrete area with shrub borders, extensive lighting, cold water tap and the other side has a further concrete area with space for caravan/trailer, leading into:

REAR GARDEN

Raised decking area, fishpond (with filter, pump and UV lighting). The garden is mainly laid to lawn with mature shrub and mature tree borders, pergola, wooden garden shed, glasshouse, field views to the side and rear of the property. The total site is approximately 0.25 of an acre (STS).



DIRECTIONS

From Spalding proceed in an easterly direction along the B1165 Austendyke Road through Weston Hills along without deviation into Hurdletree Bank subsequently Ravens Bank, straight over the Saturday Bridge crossroads, continue along Ravens Bank towards Sutton St James. On reaching Fishergate the property is situated on the right hand side.

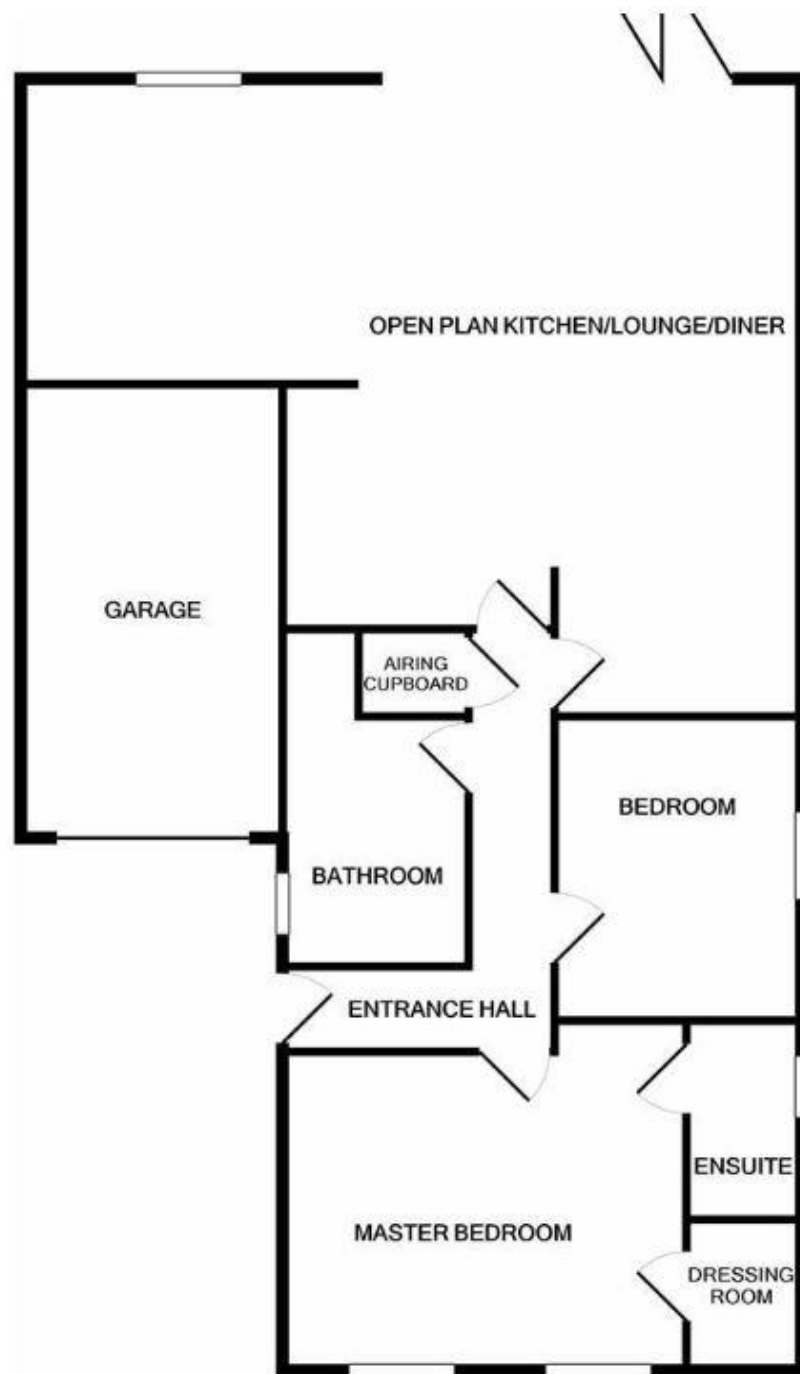
AMENITIES

Sutton St James is a popular and thriving village with well-appointed amenities including: Primary School, Public House, Butchers, Convenience Store containing Post Office, Hair Salon, Garage, Fish and Chip Shop, Bowls Club and Community Centre.

The village is also conveniently located for the nearby market towns of Long Sutton, Holbeach, Wisbech and Spalding and the popular city of Peterborough, which offers a direct rail route into London Kings Cross Station and onward access to Kings Lynn and the North Norfolk Coast.







THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	45 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water and electricity. Propane gas central heating. Drainage to a septic tank.

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11763

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.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766

E: spalding@longstaff.com

www.longstaff.com