Sutton Gate, Sutton St. James Spalding PE12 0EW

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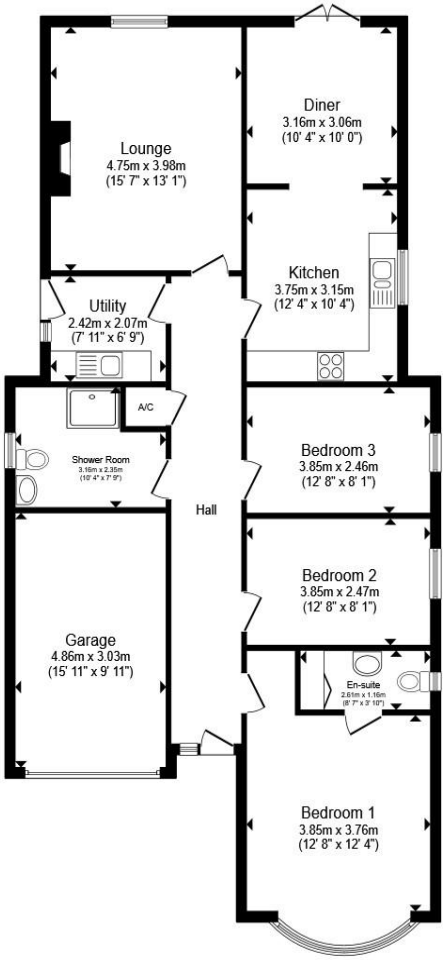
Welcome to

Sutton Gate, Sutton St. James Spalding

Occupying a pleasant position within the popular village of Sutton St James, this substantial three double bedroom detached bungalow offers an abundance of space both inside and out, making it an ideal purchase for those looking to create a home tailored to their own style. One of the property's most impressive features is the exceptionally long and wide entrance hallway, which immediately enhances the feeling of space throughout the home. The accommodation includes a generous lounge overlooking the rear garden, a kitchen with adjoining dining area, utility room, family wet room and three well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite facilities. Outside, the property enjoys ample off-road parking, an integral garage and a private enclosed rear garden, providing a wonderful space to relax and enjoy the outdoors. Offered with no onward chain, this spacious bungalow presents a fantastic opportunity for buyers seeking a sizeable home with scope for cosmetic improvement in a well-served village location. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Entrance Hallway

Kitchen

Dining Room

Utility

Lounge

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Shower Room

Garage

Agents Note:
'Heating to the property is served by Oil. Please contact the branch for more details'

Total floor area 126.7 m² (1,364 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Welcome to

Sutton Gate, Sutton St. James Spalding

- Spacious 3 Bed Detached Bungalow
- 3 Double Bedrooms
- 2 Reception Rooms
- Ensuite WC To Master
- Easy to Maintain Enclosed Rear Garden
- Single Garage
- Ample Off Street Parking
- Sought After Village Location

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£250,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB129189

The Property Ombudsman

Property Ref:
WSB129189 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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