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7 Bells Drove, Sutton St James PE12 0JG

£261,000 Freehold

- 3 Bedroom Bungalow
- Good Sized Rear Garden with Garden Room
- Multiple Off Road Parking, Garage
- Conservatory
- Oil Central Heating

Well presented, spacious 3 bedroom bungalow situated in the popular, well served village of Sutton St James. Accommodation comprising entrance hallway, lounge, kitchen diner, conservatory, utility room, cloakroom, 3 bedrooms and bathroom. Integral garage, driveway with turning bay, front and rear gardens.



ACCOMMODATION

OPEN PORCH
Block paved with ramp for disabled access, lantern lighting and through a composite obscured wooden glazed door with matching obscured panels to the side elevation leading into:

ENTRANCE HALLWAY
12' 2" x 18' 0" (3.71m x 5.51m) Skimmed and coved ceiling, 2 centre light points, smoke alarm, central heating thermostat, radiator, parquet flooring, BT point, storage cupboard off housing hot water cylinder with slatted shelving, door into:

LOUNGE
10' 0" x 17' 10" (3.07m x 5.46m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, decorative ceiling rose, centre light point, parquet flooring, 2 radiators, TV point.











From the Entrance Hallway doors are arranged off into:

MASTER BEDROOM
13' 8" x 12' 11" (4.17m x 3.96m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, decorative ceiling rose, centre light point, radiator, 2 double wardrobes fitted into recess and central 4 drawer unit.

BEDROOM 2
9' 10" x 13' 6" (3.01m x 4.14m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator.

BEDROOM 3
10' 10" x 10' 7" (3.32m x 3.24m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, parquet flooring.

FAMILY BATHROOM
6' 3" x 9' 10" (1.93m x 3.02m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, 2 centre light points, tiled flooring, fully tiled walls, stainless steel heated towel rail, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with taps and shaver point over, corner bath with taps and fully tiled shower enclosure with fitted thermostatic shower over.

From the Entrance Hallway a door leads into:

DINING AREA
10' 4" x 10' 1" (3.15m x 3.09m) Coved and textured ceiling, centre light point, parquet flooring, radiator, UPVC sliding patio doors leading into Conservatory, open archway into:

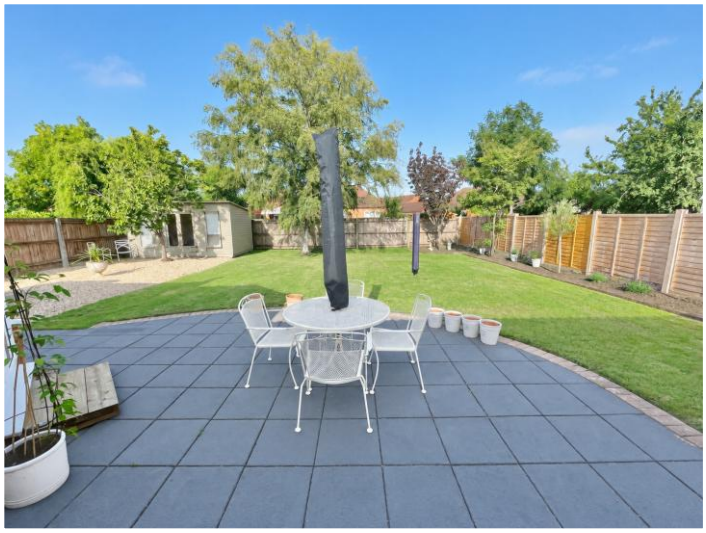
KITCHEN
10' 1" x 10' 10" (3.09m x 3.32m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, tiled flooring, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with pull out mixer tap over, integrated stainless steel fan assisted double oven, integrated Hotpoint ceramic hob, extractor hood over, plumbing and space for washing machine or dishwasher, door into:

UTILITY ROOM
6' 9" x 9' 8" (2.06m x 2.97m) Obscured UPVC double glazed window to the side elevation, obscured UPVC double glazed









door to the side elevation, coved and textured ceiling, centre light point, tiled flooring, plumbing and space for washing machine, space for fridge freezer, fitted worktop. Door to:

BOILER ROOM
Floor standing warm flow oil fired boiler, tiled flooring.

From the Utility Room door into:

CLOAKROOM
2' 7" x 5' 1" (0.80m x 1.57m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, tiled flooring, fitted with a low level WC.

From the Dining Area the sliding patio doors leading into:

CONSERVATORY
10' 0" x 9' 10" (3.07m x 3.02m) Hexagonal shaped with heat resistant polycarbonate roof, UPVC double glazed windows to the side and rear elevations, UPVC double glazed French doors to the rear elevation, tiled flooring, wall lights, power points.

EXTERIOR
Fenced boundaries to the front, side and rear elevations. Extensive gravelled driveway with turning bay providing multiple off-road parking. Wooden side access gate into the rear garden.

REAR GARDEN
Cold water tap, lighting, gravelled area, oil storage tank, electric points, moon shaped large patio, mainly laid to lawn with a wide range of mature shrub and trees borders, fenced boundaries to both sides and to the rear elevations.

GARDEN ROOM
8' 7" x 14' 8" (2.63m x 4.49m) Approximately 18 months old, wooden clad, fully insulated and boarded. LED lighting, skimmed ceiling. Double doors to the front elevation, 2 windows to the front elevation, separate electric consumer unit board, power points.









ATTACHED GARAGE

10' 0" x 18' 5" (3.05m x 5.62m) Electric up and over door, UPVC obscured double glazed window to the side elevation, textured ceiling, access to loft space, power points, new electric consumer unit board.

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, Bells Drove is a turning on the right hand side.

AMENITIES

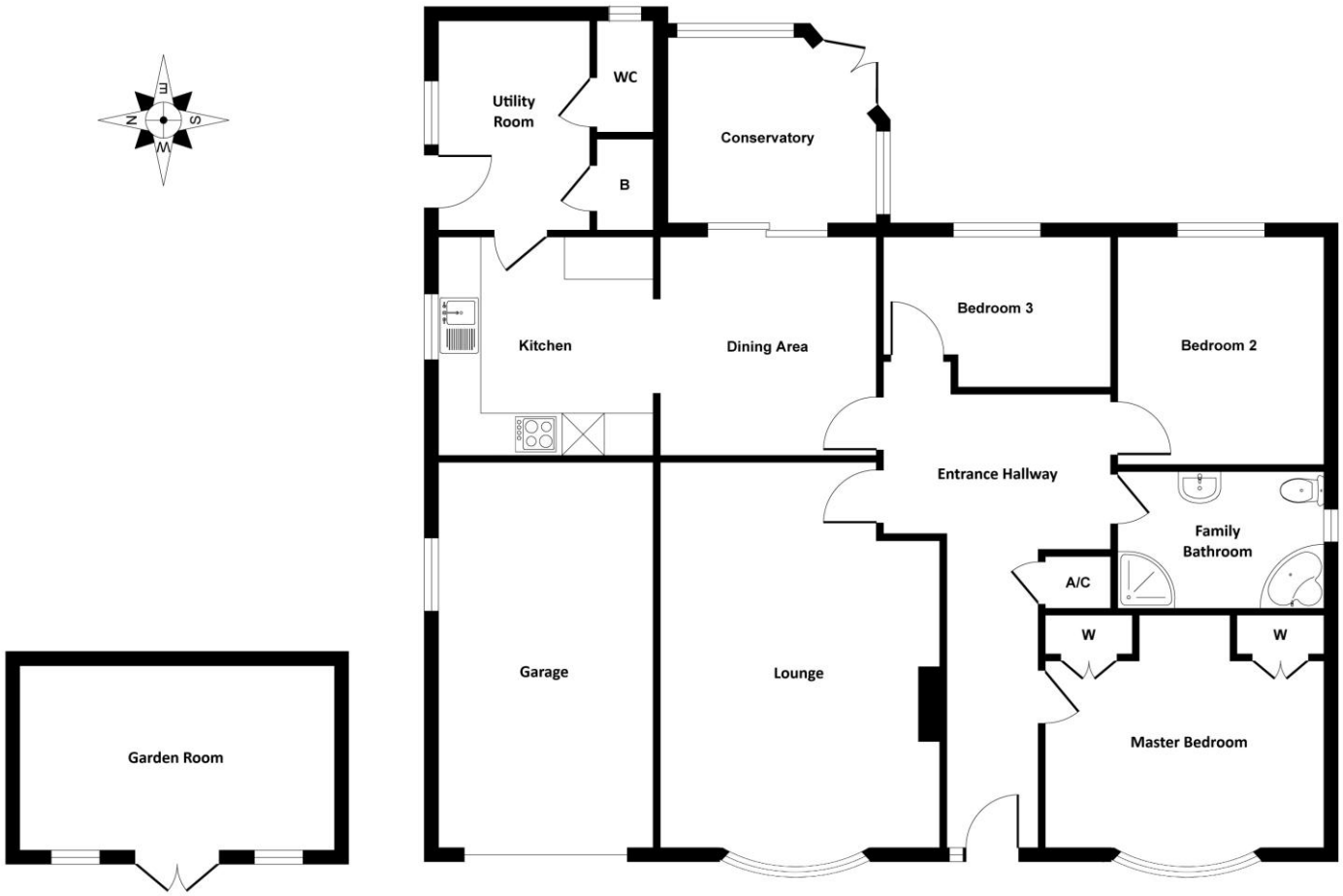
Sutton St James is a popular and thriving village with well-appointed amenities including: Primary School, Public House, Butchers, Convenience Store containing Post Office, Hair Salon, Garage, Bowls Club and Community Centre.

DISCLAIMER

Under the Estate Agents Act 1979 we are obliged to declare that one of the sellers of this property is an employee of R. Longstaff & Co.



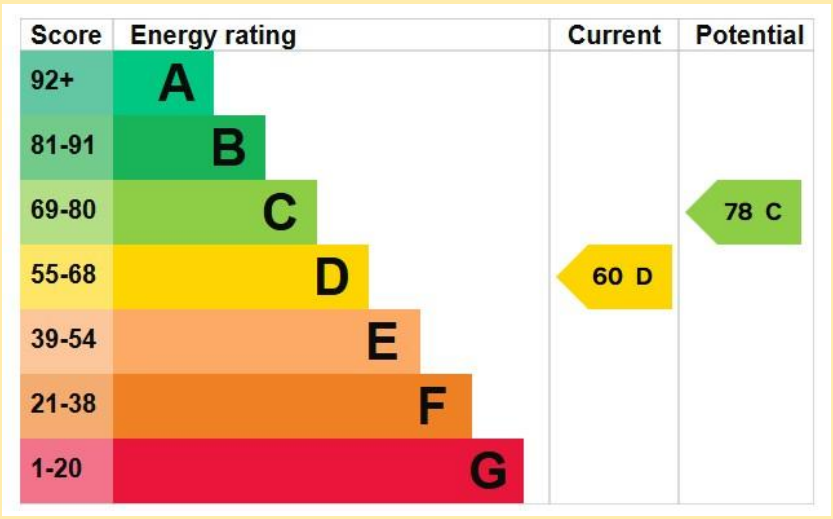




Approx. Gross Internal Floor Area 1501 sq. ft / 139.52 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



TENURE Freehold

SERVICES Mains water, electricity and drainage. Oil central heating.

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
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Ref: S12061
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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