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## The Stables, Chalk Lane, Sutton Bridge PE12 9YF

**£245,000 Freehold**

- 1938 Detached Bungalow in a Rural Country Lane
- Overall Plot Approx. 0.2 acre
- Three Double Bedrooms
- Field Views
- Carport / Brick Built Outbuilding

1938 Detached bungalow in a rural country lane, overall plot approx. 0.2 acre (stms), field views, 3 double bedrooms, lounge, conservatory, kitchen/breakfast room, modern bathroom, upvc double glazing, oil central heating, southerly facing private gardens, carport, off road parking & brick outbuilding.

SPALDING 01775 766766 BOURNE 01778 420406



Detached bungalow built in 1938 by St Johns College situated in a rural country lane with one immediate neighbour and field views benefiting from being close to nearby A17 and approx. 1 mile from Sutton Bridge and the amenities there. The property sits on a generous plot of approx. 0.2 acre (stms).

**ACCOMMODATION COMPRISES:** Upvc double glazed side entrance door into:

**CONSERVATORY:** 13'1 x 11'4 (3.47m x 4.00m) Of brick and upvc double glazed construction with poly carbonate roofing, windows to the sides and rear plus doors to both sides and further upvc double glazed door to the lounge. Radiator. Power and lighting. Wood effect laminate flooring.

**LOUNGE:** 13'11 x 11'11 (4.24m x 3.63m) max  
Dual aspect with upvc double glazed window to the side plus upvc double glazed door to the rear (into conservatory). Painted stone fireplace feature with hearth & electric fire. Radiator.



**KITCHEN/BREAKFAST ROOM:** 15'4 x 10'5 (4.67m x 3.17m) max L-shape

Dual aspect with upvc double glazed windows to the side and rear plus upvc double glazed door to the rear. Fitted base units with work tops over, fold down breakfast bar area and matching wall units. Inset stainless steel sink and drainer with mixer tap. Integrated oven, hob and extractor. Space for under counter fridge, freezer and washing machine. Tiled splash backs. Tiled floor. Door to:

**INNER LOBBY:** Loft access.

**BEDROOM 1** 12'7 x 10'0 (3.84m x 3.05m) max

Upvc double glazed window to the front. Decorative cast iron fireplace. Radiator. Wood effect laminate flooring.

**BEDROOM 2** 10'0 x 8'5 (3.05m x 2.57m) max

Upvc double glazed window to the front. Fitted open fronted wardrobes with hanging rails and shelving. Radiator.

**BEDROOM 3** 12'7 x 12'6 (3.84m x 3.81m)

Dual aspect with upvc double glazed windows to the front and side. Radiator. Built in double wardrobe/cupboard.

**BATHROOM:** Upvc double glazed window to the side. Modern white bathroom suite comprising wc, bidet, hand basin set to vanity unit plus panelled whirlpool style bath with shower unit over. Part tiled walls. Chrome heated towel rail.

**OUTSIDE:**

**FRONT:** Concrete and gravel driveway giving off road parking for several vehicles and access to the carport. Hand gates on both sides give access to the side/rear.

**TIMBER CARPORT:** Set to concrete base. Open fronted with wooden panelling to one side and the rear plus trellis panelling to the other side.

**REAR:** Enclosed by fencing and hedging with hand gates on both sides to the front. The rear garden extends round the property on both sides. To one side is a patio style garden area which extends round the rear of the property with hand gate to further main garden area situated to the other side of the property having lawned garden with inset pond feature, established mature bedding areas set with shrubs, trees to include fruit trees and bamboo, area housing the oil tank plus further gravel garden area with inset vegetable beds, larger pond feature and inset circular paved edge feature (currently used as a fire pit). Outside tap. Outside power points. Outside lighting.

**POLYTUNNEL** (currently used for fruit plants)

**BRICK OUTBUILDING** – Brick and tile construction separated into 3 rooms having power and lighting - the larger of the 3 housing the oil fired boiler.

**DIRECTIONS:** From Sutton Bridge A17 Cross Keys Bridge roundabout proceed over the bridge signposted Kings Lynn and take the immediately slip lane right turn. Turn immediately left into Chalk Lane and follow the road (passing Waymans Transport) continuing on the unmade section of the lane where the property can be located on your right hand side – look for our board.



**TENURE** Freehold

**SERVICES** Mains water and electricity. Private 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: 17659**

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](mailto:spalding@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		