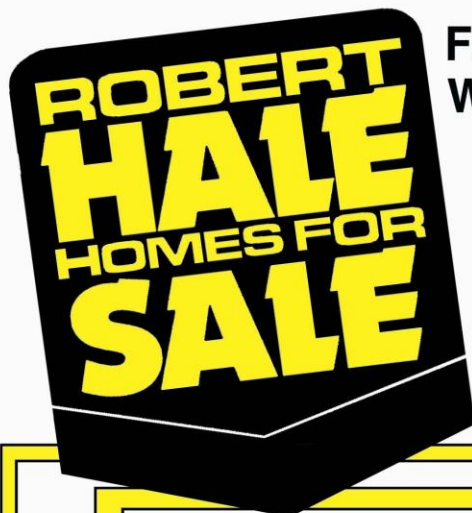




Falcon House, Falcon Road,
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WISBECH

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7 DAYS

WISBECH 465222

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NAEA NETWORK

OVER 1000 OFFICES



73 JARVISGATE

SUTTON ST JAMES PE12 0EP

THE PROPERTY:

TWO DOUBLE BEDROOMED DETACHED BUNGALOW ON A LOVELY WIDE PLOT WITH STUNNING VIEWS TO FRONT OVER OPEN FIELDS * 460SQ FT GARAGE/WORKSHOP * MASSES OF OFF ROAD PARKING * CHARMING LOW MAINTENANCE ENCLOSED SEMI-TROPICAL GARDEN TO REAR * CONSERVATORY PLUS GARDEN ROOM * CLOSE TO RIVERSIDE WALKS IN THIS HIGHLY POPULAR LINCOLNSHIRE VILLAGE * LPG FIRED CENTRAL HEATING * DOUBLE GLAZING * MUST BE VIEWED TO BE APPRECIATED, SO VIEW NOW!

THE PRICE:

£250,000

FREEHOLD

EPC BAND E

REF.9087

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF.9087 JARVISGATE, SUTTON ST JAMES

COUNCIL TAX: **BAND B** **SOUTH HOLLAND DISTRICT**
COUNCIL

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH:

SPACIOUS ENTRANCE HALL:

With laminate floor.

LOUNGE/DINER:

13' 5" (max) x 12' (max) With laminate floor, feature exposed brick fire surround enclosing a multi-fuel burner.

KITCHEN:

12' (max) x 10' (max) With Worcester LPG fired wall mounted central heating boiler, fitted store cupboard, preparation surfaces with drawers & cupboards under, tiled floor, inset electric hob, electric hob hood, part tiled walls, built in electric double oven, space/plumbing for dishwasher, space/plumbing for washing machine, inset stainless steel single drainer sink unit with mixer tap and cupboard under, wall cupboards.

SUMMER ROOM:

16' 5" (max) x 9' 3" (max).

UPVC CONSERVATORY:

14' (max) x 10' 8" (max) With 2 sets of double glazed patio doors, tiled floor.

BATHROOM/W.C.:

With pedestal wash basin with mixer tap, low level W.C., tiled floor, heated towel rail, corner bath with mixer tap and electric shower overhead.

BEDROOM NO 1:

12' (max) x 11' 6" (max).

BEDROOM NO 2:

12' (max) x 11' 10" (max) With double glazed patio doors to summer garden

OUTSIDE:

TIMBER STORE SHED : COVERED ASTRO TURF PATIO AREA : SMALL POLY TUNNEL: GREEN HOUSE : SECURITY LIGHTS : SEASONAL VEGETABLE PLOT

GARAGE/WORKSHOP:

30' (max) x 15' 5" (max) With power & lighting, double doors, personal door.

LOW MAINTENNANCE GARDENS:

To front down to a tarmac multi-vehicle off road parking area with in & out driveway and a circular centre piece. Timber gates to side open onto a concrete courtyard/additional multi-vehicle off road parking space. Beautiful enclosed semi-tropical low maintenance gardens to rear with an extensive concrete multi-vehicle/caravan standing and a seasonal vegetable plot.



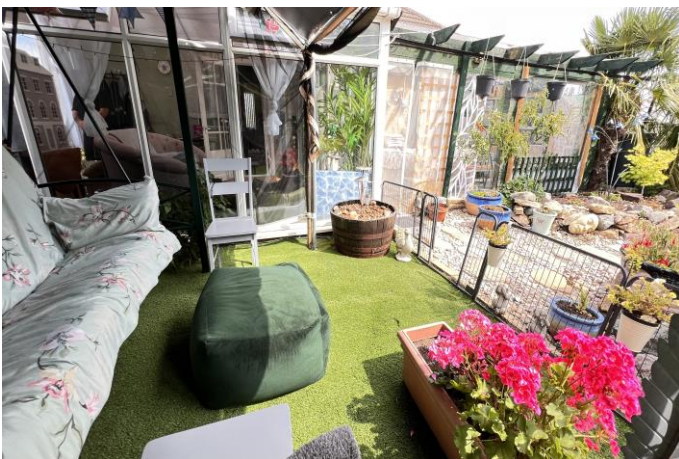
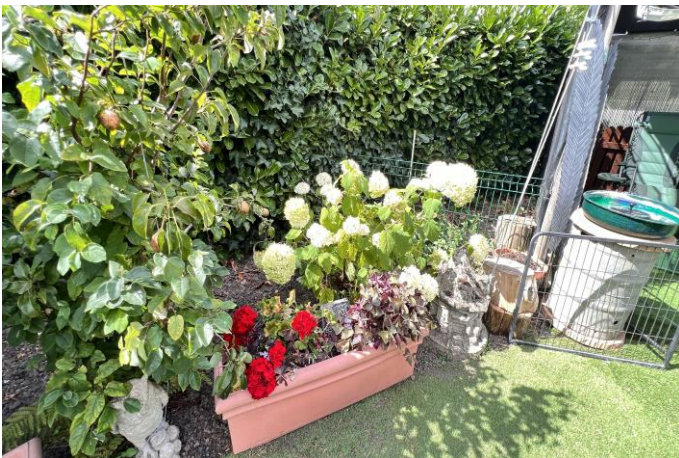
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Jarvis Gate

