



BRADLEY JAMES

ESTATE AGENTS



3 Hospital Drive, Little Sutton, Spalding, Lincolnshire, PE12 9EL

Asking price £259,950

- NO CHAIN
- THREE RECEPTION ROOMS
- VAST AMOUNT OF OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- NONE ESTATE LOCATION
- THREE BEDROOMS
- PEACEFUL SETTING
- MULTI JET SPA BATH
- 15 MINUTES FROM KINGS LYNN
- SHOWER ROOM AND BATHROOM

# 3 Hospital Drive, Spalding PE12 9EL

Bradley James are pleased to offer for sale this three bedroom, three reception room, detached house offered with NO CHAIN.

Nestled in the charming area of Hospital Drive, Little Sutton, this modern detached house offers a delightful blend of comfort and functionality. With three well-proportioned bedrooms and three inviting reception rooms, this property is perfect for families or those seeking a peaceful retreat. The house boasts two conservatories, providing ample natural light and a serene space to relax or entertain.

The interior features a country-style kitchen, ideal for culinary enthusiasts, alongside a convenient downstairs shower room. The upstairs bathroom has been thoughtfully refitted and includes a luxurious multi-jet spa bath, perfect for unwinding after a long day. The converted garage serves as an excellent home office, catering to the needs of remote workers.

Outside, the property is complemented by a beautifully landscaped front garden, but still offers generous off-road parking and a low maintenance rear garden.

Conveniently located, you are just a ten-minute walk or a two-minute drive from Long Sutton's amenities, with excellent road links connecting you to Norfolk, Spalding, and Lincoln.



Council Tax Band: C



### Conservatory

9'0 x 8'5

Go through UPVC double glazed French doors into the conservatory which is of brick and UPVC construction, radiator, power points, ceiling fan and light.

### Entrance Hall

Stairs leading off to the first floor accommodation, telephone points, power points with USB charging and radiator.

### Lounge

14'1 x 11'6

UPVC double glazed window to the front, radiator, power points, TV point and an archway through to the dining room

### Dining Room

9'5 x 8'7

Double glazed sliding patio doors onto the conservatory to the rear, serving hatch, radiator and power points.

### Second Conservatory

13'8 x 10'3

It's a brick and UPVC construction with UPVC double glazed French doors going onto the rear garden, radiator, power points, ceiling fan and light.

### Kitchen

9'5 x 8'8

UPVC double glazed window to the rear, base and eye level units with solid wood worksurface over, sink with mixer taps over, integrated electric oven and grill with a half sized electric oven and grill above, five burner gas hob, tiled splashback, wall mounted gas boiler, tiled floor, radiator and power points.

### Utility Room

8'0 x 6'0

UPVC double glazed window to the rear and side with a UPVC obscured double glazed door to the side, base units with solid wood work surface over, integrated slimline dishwasher, space and plumbing for washing machine, tiled splashback, tiled floor, power points and a door to the downstairs shower room.

### Downstairs Shower Room

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps over (only cold water fed) and storage cupboard beneath, radiator, walk in shower cubicle which is fully tiled and has an electric mixer shower.

### Landing

UPVC double glazed window to the side, loft hatch and power points.

### Bathroom

UPVC obscured double glazed window to the rear. There's a freestanding multi jet spa bath with side mounted mixer taps and a handheld showerhead, WC with push button flush, vanity wash hand basin with mixer taps over with storage drawer beneath and a wall mounted heated towel rail.

### Bedroom 1

13'2 x 9'8

UPVC double glazed window to the front, radiator and power points.

### Bedroom 2

10'7 x 9'8

UPVC double glazed window to the rear, radiator and power points.

### Bedroom 3

10'0 x 8'0

UPVC double glazed window to the front, radiator, power points and a fitted study workbench.

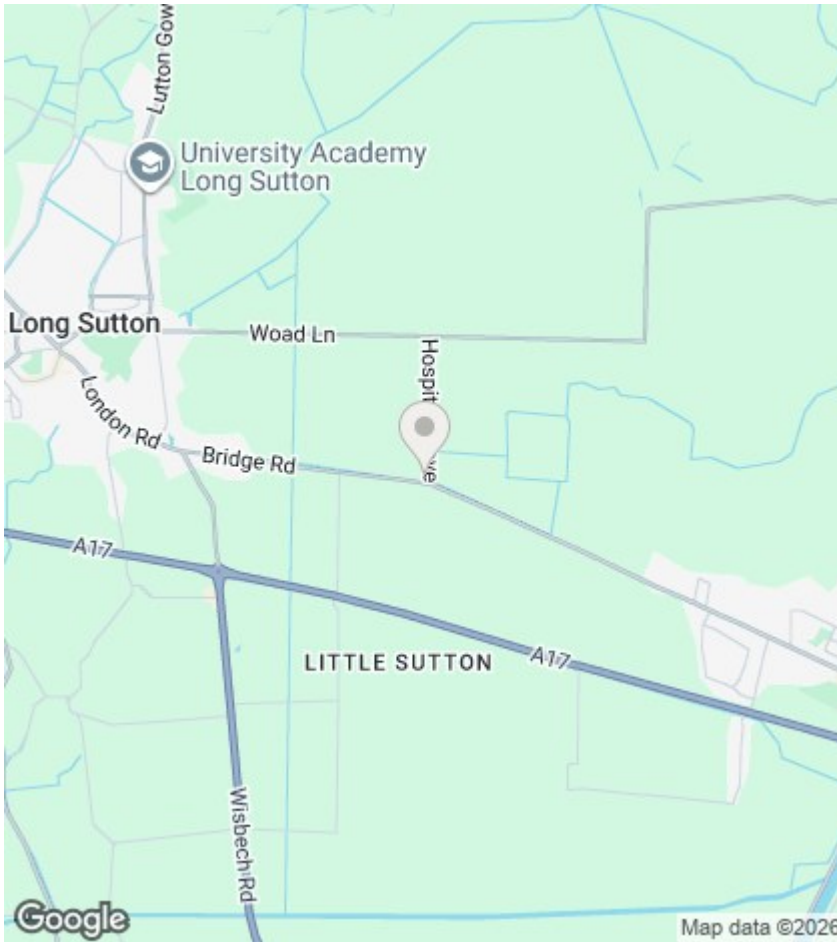
### Outside

The property has a five bar gate which opens up to a vast amount of gravel off-road parking, the front garden has been beautifully landscaped by the current owners and is enclosed by panel fencing, it is low maintenance with AstroTurf and has a separate decking seating area with gazebo above and a shed to the side of the house, There is also a carport with side gated access which leads to your rear garden and is enclosed by panel fencing and shrubs, outside lights and tap and another shed. The rear garden is low maintenance being laid to patio and gravel.

### Converted garage

15'5 x 8'0

The garage has been converted and has a UPVC obscured double glazed door to the side, UPVC double glazed window to the front, radiator and power points. The electric roller shutter door is still intact and operational which makes the garage easy to reinstate if required but great for security.



## Directions

## Viewings

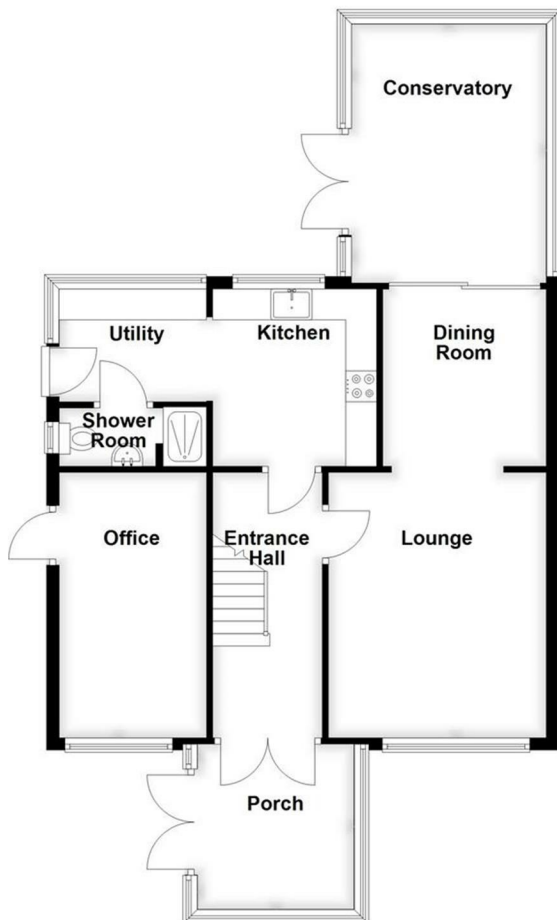
Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx. 77.9 sq. metres (838.9 sq. feet)



### First Floor

Approx. 39.6 sq. metres (426.1 sq. feet)

