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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



7 Bells Drove, Sutton St James, Lincolnshire, PE12 0JG

£289,995 Freehold

- 3 Bedroom Bungalow
- Good Sized Rear Garden with Summerhouse
- Multiple Off Road Parking, Garage
- Conservatory

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.

SPALDING 01775 766766 BOURNE 01778 420406



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

TENURE Freehold

SERVICES TBC

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.

ADDRESS

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CONTACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		