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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



11 Cross Road, Sutton St Edmund, Spalding, Lincolnshire, PE12 0LS

£270,000 Freehold

- Semi Detached House in Rural Location
- Lounge with Log Burner
- Modern Downstairs Shower Room & Upstairs Bathroom
- 4-5 Room Outbuilding
- Off Road Parking Front and Rear

3 Bedroom semi detached house in a rural village location, lounge with log burner, sun room, kitchen/diner, utility room, modern downstairs shower room, modern upstairs bathroom, upvc double glazing, oil central heating, approx. 100ft/30m long (sts) enclosed rear garden, 4-5 room outbuilding & off road parking front & rear.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION COMPRISES: Upvc double glazed front entrance door into:

HALLWAY: Tiled floor. Radiator. Stairs to the first floor.

KITCHEN/DINER: 16'11 x 11'8 (5.16m x 3.56m) max – irregular shape. Dual aspect with upvc double glazed windows to the front and rear. Modern base units with wooden work tops over, 7 seater breakfast bar area and matching wall units. Inset composite sink and drainer with mixer tap. Space for range style cooker, American style fridge and dishwasher. Corner recess storage/shelving feature. Additional understairs shelving area. Tiled floor. Modern vertical radiator.

REAR HALL: Upvc double glazed door to the rear garden. Tiled floor. Built in cupboards housing oil fired boiler and water cylinder.

UTILITY ROOM: 7'6 x 6'1 (2.29m x 1.85m) Upvc double glazed window to the side. Fitted tall and wall units. Work tops with space beneath for appliances.



DOWNSTAIRS SHOWER ROOM: Upvc double glazed window to the side. Fitted modern white wc, hand basin set to vanity unit with tiled splash back plus tiled and glazed double shower cubicle with dual head shower unit. Tiled floor. Modern vertical radiator.

LOUNGE: 16'9 x 11'8 (5.11m x 3.57m) max

Dual aspect with upvc double glazed window to the front plus upvc double glazed double doors to the rear (into sun room). Fireplace recess with dual fuel/log burner. Chimney recess with shelving and storage cupboard. Tiled floor. Radiator. Electric consumer unit.

SUN ROOM: 12'7 x 7'7 (3.84m x 2.31m) Of upvc double glazed construction with insulated roof, windows to the sides and rear plus doors to the sides and rear.

FIRST FLOOR LANDING: Upvc double glazed window to the rear.

BEDROOM 1 10'10 x 10'4 (3.31m x 3.16m) max

Upvc double glazed window to the front. 2 Built in double wardrobes with storage between. Radiator.

BEDROOM 2 11'8 x 8'9 (3.55m x 2.68m)

Upvc double glazed window to the front. Over stairs storage area. Radiator.

BEDROOM 3 8'6 x 7'8 (2.70m x 2.35m)

Upvc double glazed window to the rear. Radiator.



BATHROOM: Upvc double glazed window to the rear. Fitted modern suite comprising free standing double ended bath with shower mixer tap, hand basin set to vanity unit plus wc. Heated towel rail. Part tiled walls. Tiled floor.

OUTSIDE:

FRONT: Rendered wall to the boundary with opening to gravel driveway giving off road parking. Pathway and tall hand gate to the side/rear which is shared with the neighbour to the left hand side. Further tall hand gate to the rear of this property. Outside lighting.

REAR: approx. 100ft/30m long (sts) Mainly laid to lawn with paved and gravel patio areas and gravel pathway extending to the end of the garden. Enclosed by wooden fencing with tall hand gate to the rear. Beyond the rear access gate is a further gravel off road parking area situated to the rear of the grounds, accessed via shared rear access driveway serving this and neighbouring properties. Outside tap. Outside lighting.

TIMBER OUTBUILDING: Insulated timber construction with power and lighting. Currently separated into individual rooms and used for an ancillary family space and storage. Upvc double glazed double doors to:

ENTRANCE LOBBY AREA: giving access to rooms 1 & 2.

ROOM 1 11'3 x 10'5 (3.43m x 3.17m) Upvc double glazed window.

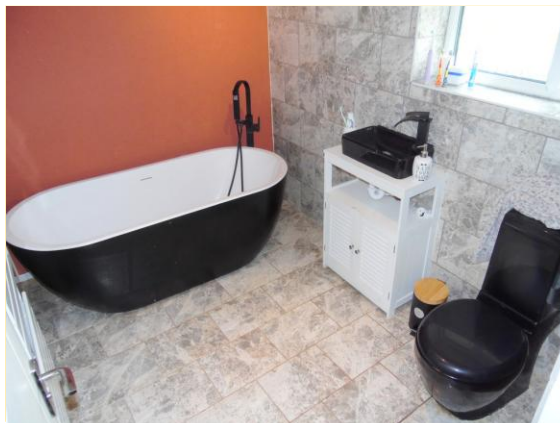
ROOM 2 13'1 x 7'4 (4.05m x 2.14m) Open plan to:

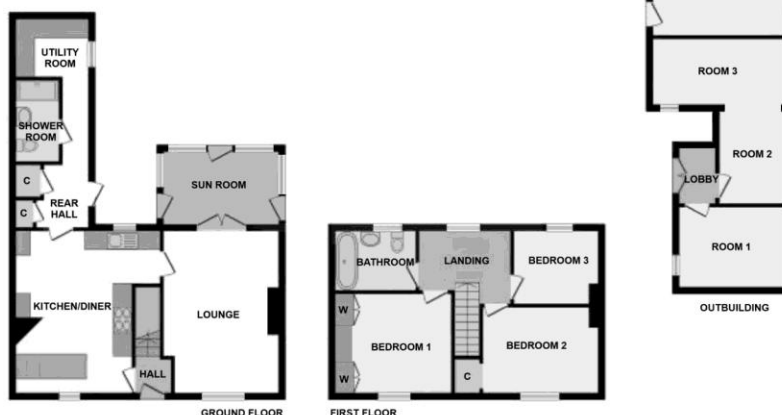
ROOM 3 14'3 x 8'2 (4.30m x 2.44m) Upvc double glazed window.

ROOM 4 13'10 x 12'4 (4.23m x 3.76m) Upvc double glazed entrance door. Upvc double glazed window.

ROOM 5 11'5 x 9'6 x 11'5 (3.48m x 2.90m) Personnel door to the rear parking area.

DIRECTIONS: From the A17/B1390 Cowpers Gate Long Sutton roundabout take the B1390 Cowpers Gate exit signposted Sutton St James. Follow the road staying on the B1390 until you reach Sutton St James. At the T junction turn right onto Chapel Gate and follow the road through the village. Take the left hand turning into Broadgate (a forked left hand junction) signposted Sutton St Edmund. Follow the road for approx. 3 miles into Sutton St Edmund. Turn left into Cross Road where the property is located on your left.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water and electricity. Private drainage (via South Holland District Council sewerage treatment plant). Oil central heating

COUNCIL TAX BAND A

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: 17658

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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