



**Jubilee Close, Sutton St. James Spalding PE12 0ES**

welcome to

## Jubilee Close, Sutton St. James Spalding

Three bedroom semi-detached property, IDEAL FOR FIRST TIME BUYERS & WITHIN WALKING DISTANCE TO VILLAGE PRIMARY SCHOOL. Lounge, kitchen & GARDEN ROOM EXTENSION. Family bathroom & downstairs WC. Off road parking for at least two cars, SINGLE GARAGE & enclosed garden with LAWN & PATIO AREA



## **Entrance Hall**

having stairs to first floor, door to WC and door to:

## **Lounge**

16' 5" x 13' ( 5.00m x 3.96m )

feature fireplace with electric fire and door to:

## **Kitchen**

10' 1" x 16' 3" ( 3.07m x 4.95m )

having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink.

Integrated electric oven, grill, four ring induction hob, stainless steel extractor and fridge. Space for dishwasher or washing machine, tiled floor, door to understairs cupboard and doors to:

## **Garden Room**

11' 8" x 15' 5" ( 3.56m x 4.70m )

of brick and uPVC construction with a reflective glass roof, tiled floor and French doors to rear garden

## **Wc**

6' 8" x 3' ( 2.03m x 0.91m )

comprising two piece suite of WC and sink

## **Landing**

having loft access and built-in airing cupboard with hot water tank

## **Bedroom 1**

12' 5" x 9' ( 3.78m x 2.74m )

built-in double wardrobe

## **Bedroom 2**

12' x 9' 4" ( 3.66m x 2.84m )

## **Bedroom 3**

10' 7" x 7' ( 3.23m x 2.13m )

## **Bathroom**

6' 6" x 6' 8" ( 1.98m x 2.03m )

comprising three piece suite of WC, pedestal sink and bath with shower over

## **Garage**

18' 5" x 9' 10" ( 5.61m x 3.00m )

having up and over door, power and light. Rear door

to the garden.

## **Outside**

to the front of the property there is a gravel driveway providing off road parking and giving access to a single garage, as well as a paved pathway to the front door and side gate leading to the rear. Fully enclosed by timber fencing, the garden features a central lawn with gravel borders to the rear and both sides, as well as a good sized patio seating area. Within the garden there is also a metal storage shed



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## Jubilee Close, Sutton St. James Spalding

- THREE BEDROOM SEMI-DETACHED PROPERTY IN POPULAR LOCATION
- LOUNGE, KITCHEN & GARDEN ROOM
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING & SINGLE GARAGE
- FULLY ENCLOSED REAR GARDEN WITH LAWN & PATIO AREA

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£210,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
LST107222 - 0002

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