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Eastview, Guanockgate Road, Sutton St Edmund PE12 0LW

£220,000 Freehold

- Three bedroom detached bungalow
- Open views all round
- Gardens to Front and Rear
- Semi-Rural Location
- Modernisation Required

Three bedroom detached bungalow situated in a semi-rural location with accommodation comprising of entrance hallway, lounge, conservatory, three bedrooms, family shower room, outer rear lobby, kitchen, pantry, gardens to front, side and rear, in need of modernisation.



The property is approached by a driveway providing multiple off road parking for vehicles and leading to garage. The garden to the front is laid to lawn with a wide range of mature shrub and tree borders with field views to front, side and rear elevations.

LEAN TO CONSERVATORY 6' 6" x 21' 1" (2.00m x 6.45m) Of dwarf brick wall construction with UPVC double glazed door to the front and rear elevations, UPVC double glazed windows to the side and rear elevations with opening t-light windows, tiled flooring. Via obscure UPVC double glazed door leading into:

REAR LOBBY 2' 10" x 7' 4" (0.88m x 2.25m) With textured and coved ceiling with centre light point, smoke alarm, single radiator. Door off leading into:

KITCHEN/DINER 9' 9" x 11' 9" (2.99m x 3.59m) With 2 x UPVC double glazed windows to the rear elevation, skimmed and coved ceiling with centre light point, double radiator, tiled flooring, fitted range of base and eye level units with inset stainless steel sink with taps, plumbing and space for washing machine, integrated ceramic hob, integrated electric oven, UPVC double glazed French doors to side elevation leading into lean-to conservatory. Door off into:

WALK IN PANTRY 5' 4" x 7' 2" (1.64m x 2.20m) With obscure UPVC double glazed window to the side elevation, textured ceiling with centre light point, tiled coordinating flooring from kitchen, power points, range of shelving and cupboards, central heating controls.

SHOWER ROOM 7' 3" x 7' 5" (2.23m x 2.27m) With obscure UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, part tiled walls, tiled flooring, single radiator, storage cupboard off with slatted shelving, fitted with three piece suite











comprising low level WC, pedestal wash hand basin with taps, shower tray with Triton power shower over with shower railing.

LOUNGE 14' 6" x 15' 11" (4.42m x 4.87m) With UPVC double glazed window to the side elevation, UPVC double glazed bay window to the front elevation, textured and coved ceiling with centre light point, 2 x double wall radiators, TV point, feature brick fireplace with wooden mantle and slate hearth with fitted multi fuel burner.

MAIN ENTRANCE HALLWAY 5' 1" x 12' 7" (1.56m x 3.85m) With obscure UPVC double glazed door to the front elevation with matching obscured UPVC double glazed panels to the side elevations, textured and coved ceiling with centre light point, loft access, smoke alarm, fuse board, fitted coat rail.

BEDROOM 1 11' 3" x 12' 11" (3.45m x 3.95m) With UPVC double glazed bay window to the front elevation, textured and coved ceiling, double radiator, 2 x fitted double wardrobes into recess with hanging rail.

BEDROOM 2 10' 11" x 12' 0" (3.33m x 3.68m) With UPVC double glazed window to the side elevation, textured and coved ceiling with centre light point, single radiator.

BEDROOM 3/STUDY 6' 11" x 7' 10" (2.12m x 2.41m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, single radiator.

EXTERIOR Separate brick built boiler room attached to bungalow housing floor standing boiler.

SERVICES Oil central heating, mains electricity and water.

AGENTS NOTE The property has a private drainage system and we are advised by the sellers this does not work properly and is non compliant with the general binding rules. It is also situated outside of the curtilage of the property and is therefore the responsibility of the buyer to make provision to install a new system at their own expense.

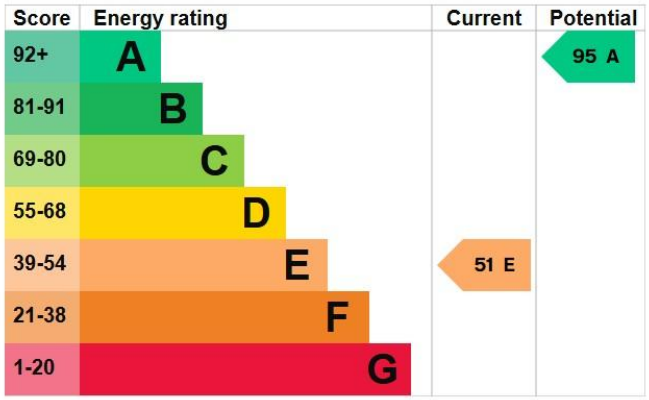
DIRECTIONS From Spalding proceed in an easterly direction along the B1165 Austendyke Road through Weston Hills continuing for 7 miles to the junction at Saturday Bridge. Cross over the junction into Ravens Bank, proceed to the village of Sutton St James, turning right into Broadgate, continue down into Sutton St Edmund, turning left into Cross Street and then left again into Guanockgate Road and the property is situated on the left hand side.

AMENITIES Sutton St James and Parson Drove are both nearby and have a range of local village amenities. The property is also well positioned for access to Kings Lynn, Wisbech, Holbeach, Spalding and Peterborough.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE Freehold

SERVICES See Note

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: S12007
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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