



BRADLEY JAMES

ESTATE AGENTS



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

Asking price £325,000

- Re-fitted kitchen
- Re-fitted cloakroom
- Re-fitted en-suite
- Conservatory with central heating
- Walking distance to Sutton St James local amenities
- Re-fitted utility room
- Re-fitted bathroom
- Three reception rooms
- Block paved off road parking and double garage
- Karndean flooring

Nestled in the charming Jubilee Close, Sutton St. James, this modernised detached family home is a splendid find for those seeking comfort and convenience. Built in 2004, this property has been lovingly maintained by the current owners for 19 years, with significant upgrades made in the last six years, ensuring it is ready for you to move straight in.

The house boasts four well-proportioned bedrooms, providing ample space for family living. The first floor features a beautifully refitted en-suite shower room and a stylish bathroom suite, catering to all your needs. Downstairs, you will discover three inviting reception rooms, including a spacious double aspect lounge that fills with natural light, a formal dining room that seamlessly connects to an extended conservatory, perfect for entertaining or relaxing.

The modern kitchen is equipped with integrated appliances and leads to a practical utility room, while a refitted cloakroom completes the ground floor. The property is adorned with Karndean flooring in most rooms, adding a touch of elegance and ease of maintenance.

Outside, the block-paved off-road parking leads to a double garage with a remote-controlled electric door, providing both convenience and security. The side gated access on both sides of the property leads to a delightful garden, which includes a summer house equipped with power, ideal for a hot tub or additional leisure space.

Situated within walking distance to Sutton St. James, you will find a wealth of local amenities, including a butcher, shop, pub, village hall, primary school, hairdresser, and a mechanics garage. This property truly offers a wonderful blend of modern living in a friendly community setting. Don't miss the opportunity to make this delightful house your new home.

THERE IS A PRIVATE SEWAGE PLANT FOR THE ESTATE. Management sewage charge is £500 annual charge or £540.00 for the year if you pay monthly.



Council Tax Band: D



Entrance Hall

UPVC obscured double glazed front door and window into the entrance hall which has stairs leading off to the first floor accommodation, under stairs storage cupboard, radiator and Karndean flooring.

Cloakroom

UPVC obscured double glazed window to the front, WC with push button flush, vanity wash hand basin with mixer taps over, tiled splashback, radiator and Karndean flooring.

Lounge

16'3 x 11'6

Double aspect with a UPVC double glazed window to the front and side, radiator, power points, electric fireplace, TV point, telephone point and skimmed and coved ceiling.

Kitchen

13'0 x 11'7 max

UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill, electric hob, integrated dishwasher, integrated fridge, inset kickboard lighting, tiled splashback, space and point for fridge freezer, Karndean flooring, power points and a door to the utility room.

Utility Room

7'8 x 6'5

UPVC obscured double glazed window and door to the side, base and eye level units with solid wood worksurface over, sink and drainer with mixer taps over, water softener, space and plumbing for washing machine, wall mounted oil boiler, tiled splashback, power points, radiator and Karndean flooring.

Dining Room

11'7 x 11'7

UPVC double glazed windows to the side, UPVC double glazed French doors onto the conservatory, radiator and power points.

Conservatory

11'8 x 9'7

Brick and UPVC construction with UPVC double glazed French doors going onto the rear garden, radiator, power points and ceiling fan and light.

Landing

Arch top UPVC double glazed window to the front, radiator, power points, loft hatch with loft ladder and airing cupboard with shelving.

Bedroom 1

11'7 x 11'7

UPVC double glazed window to the rear, radiator, ceiling fan and light and a door to the ensuite.

Bedroom 1 En-suite

Ensuite shower room, UPVC obscured double glazed window to the side, walk-in double shower cubicle has a built-in mixer

shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over and a WC with push button flush inset storage cupboards beneath and worksurface over, wall mounted LED lit mirror, wall mounted heated towel rail, fully tiled walls and skimmed and coved ceiling with inset spotlights and extractor fan.

Bedroom 2

11'7 x 10'3

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

Bedroom 3

13'2 x 8'2

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

Bedroom 4

8'5 x 6'6

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

Bathroom

UPVC obscured double glazed window to the front, P shaped panel bath with built-in mixer shower, vanity wash hand basin with mixer taps over, WC with push button flush with storage cupboards beneath and worksurface over, wall mounted mirror which is LED lit, wall mounted heated towel rail, fully tiled walls and skimmed ceiling with inset spotlights and extractor fan.

Outside

There's a concrete ramp pavement leading to the front door. There's a storm porch and side gated access to both sides of the property and has a side garden and rear garden, finishing off the front is the block paved off-road parking which leads to the detached double garage. The rear garden is enclosed by panel fencing, has an upgraded extended patio seating area, oil tank, shed, outside light, outside tap, outside power point and a summer house which currently has a hot tub in it. The hot tub can be a separate negotiation but the summer house is included.

Summer House

12'2 x 12'2

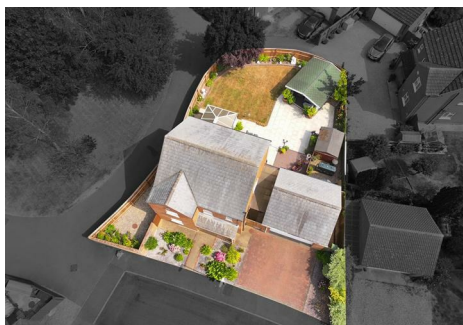
Wooden double glazed window to the front and the side, a wooden double glazed door to the front and power connected for the hot tub.

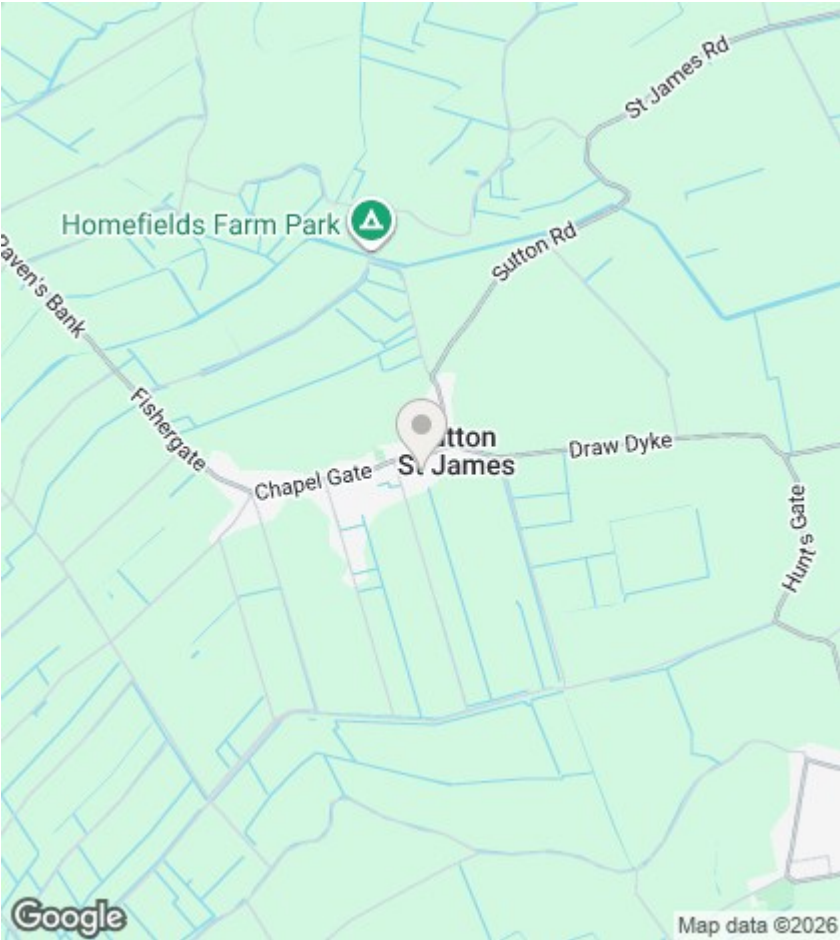
Double Garage

18'0 x 18'0

Remote controlled up and over door, loft hatch with loft ladder, power points, lighting, UPVC double glazed window to the rear and UPVC obscured double glazed door to the side.







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) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

