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## 16 Needham Drive, Sutton St James PE12 0EG

**£205,000 Freehold**

- Semi-Rural Village Location
- 3 Good Sized Bedrooms, En-Suite to the Master
- Single Garage, Multiple Off Road Parking
- No Onward Chain
- Large Kitchen Diner

Semi-detached house situated in a pleasant semi-rural location. Accommodation comprising entrance hallway, lounge, Recently Refitted kitchen diner, 3 bedrooms (Recently Refitted en-suite to the master) and Recently Refitted family bathroom. Multiple off-road parking, single garage, enclosed rear garden.

SPALDING 01775 766766 BOURNE 01778 420406

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#### ACCOMMODATION

UPVC double glazed door to the front elevation leading into:

#### ENTRANCE HALLWAY

5' 9" x 13' 11" (1.77m x 4.26m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, smoke alarm, electric storage heater, staircase to the first floor, under stairs storage area, door into:

#### LOUNGE

14' 0" x 15' 11" (4.27m x 4.86m) into bay UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light point, 2 wall lights, laminate flooring, TV point, electric storage heater, feature fireplace with wooden surround, marble insert and hearth with electric fire.

From the Entrance Hallway a door leads into:

#### KITCHEN DINER

10' 10" x 20' 3" (3.31m x 6.18m) UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the rear elevation,



Obscured UPVC double glazed door to the rear elevation, coved and textured ceiling, 2 spotlight fittings, electric storage heater, TV point, telephone point, recently refitted with a wide range of base, eye level and drawer units, work surfaces over, insets stainless steel sink with swan mixer tap, washing machine and dishwasher, integrated Lamona electric hob, canopy extractor hood over.

From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR GALLERIED LANDING**

7' 10" x 9' 10" (2.39m x 3.02m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, smoke alarm, access to loft space, electric storage heater, storage cupboard off housing hot water cylinder with slatted shelving, door into:

#### **MASTER BEDROOM**

11' 5" x 12' 1" (3.48m x 3.70m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, electric panel heater, TV point, telephone point, door into:

#### **RECENTLY REFITTED EN-SUITE**

4' 11" x 7' 0" (1.51m x 2.15m) Skimmed ceiling, inset LED lighting, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap, wall mirror and shaver point, shower cubicle with fitted power shower over.

#### **BEDROOM 2**

8' 5" x 11' 9" (2.57m x 3.59m) UPVC double glazed window to the front and side elevations, coved and textured ceiling, centre light point, electric panel heater.

#### **BEDROOM 3**

8' 5" x 8' 1" (2.57m x 2.48m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, electric panel heater.

#### **RECENTLY REFITTED FAMILY BATHROOM**

5' 10" x 7' 11" (1.79m x 2.42m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, stainless steel heated towel rail, extractor fan, shaver point. Fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with mixer tap, 'P' shaped bath with rainfall shower mixer tap and fitted thermostatic shower over with rainfall shower head and further shower attachment tap.

#### **EXTERIOR**

The front garden is mainly laid to lawn. Gravelled driveway to the side providing multiple off-road parking for vehicles. External lighting. Wooden gate leading into:

#### **REAR GARDEN**

Paved patio, lighting, cold water tap, mainly laid to lawn, gate leading to the Garage.

#### **GARAGE**

Up and over door, personnel door to the side.

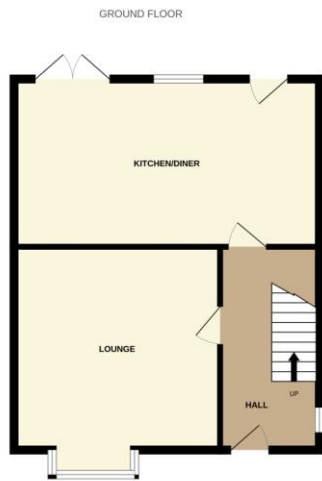
#### **DIRECTIONS**

From Spalding proceed in an easterly direction along the B1165 Austendyke Road through Weston Hills along without deviation into Hurdle Tree Bank subsequently Ravens Bank, straight over the Saturday Bridge cross roads, Continue through the village and Needham Drive can be found on the left, by the village shop.

#### **AMENITIES**

Within the village there is a primary school, public house, general stores, butchers/bakers, hairdressers, church etc. The market town of Holbeach is approximately six miles in distance and the larger towns of Spalding, Kings Lynn and the city of Peterborough. Peterborough and Kings Lynn both have train services to London's King's Cross.





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** Mains electricity, water and drainage.

**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: S11914

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |