

Sutton Gate

Sutton St. James, Spalding, PE12 0EW

Offers In Excess Of £250,000 - Freehold, Tax Band - D

3 | 1 | 2 | D

Floor Plan



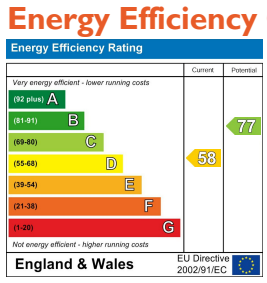
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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A spacious three-bedroom detached bungalow, offered with no forward chain. The property features a large living room, an open-plan kitchen and dining room, a re-fitted wet room, and an en-suite to the master bedroom. Outside offers plenty of off-road parking, an integral garage, and a private enclosed rear garden. Located within walking distance to local amenities, this is an excellent opportunity for those looking to modernise and create a home tailored to their own taste. Probate has been granted.

The accommodation comprises an entrance hall leading through to a spacious living room with views to the rear garden, and an adjoining kitchen and dining room offering ample storage and workspace. The property benefits from three well-proportioned bedrooms, including a master bedroom with its own en-suite facilities. In addition, there is a separate re-fitted wet room serving the rest of the property.

There is a utility room providing access to both the garden and the integral garage, ideal for storage or conversion potential (subject to planning). Externally, the bungalow enjoys generous off-road parking to the front, with an enclosed rear garden providing a private and peaceful outdoor space. Situated in the popular village of Sutton St James, within easy reach of local shops and amenities, this detached bungalow represents an ideal opportunity for buyers seeking a home to update and personalise.

Entrance Hall
9.79 x 1.45 (32'1" x 4'9")

Living Room
4.74 x 3.98 (15'6" x 13'0")

Kitchen
3.74 x 3.16 (12'3" x 10'4")

Dining Room
3.07 x 3.17 (10'0" x 10'4")

Utility Room
2.07 x 2.39 (6'9" x 7'10")

Master Bedroom
3.75 x 3.84 (12'3" x 12'7")

WC To Master Bedroom
1.17 x 1.87 (3'10" x 6'1")

Bedroom Two
2.47 x 3.85 (8'1" x 12'7")

Wet Room
2.35 x 2.46 (7'8" x 8'0")

Bedroom Three
2.46 x 3.84 (8'0" x 12'7")

Garage
4.92 x 3.01 (16'1" x 9'10")

EPC - D
58/77

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wet Room
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a



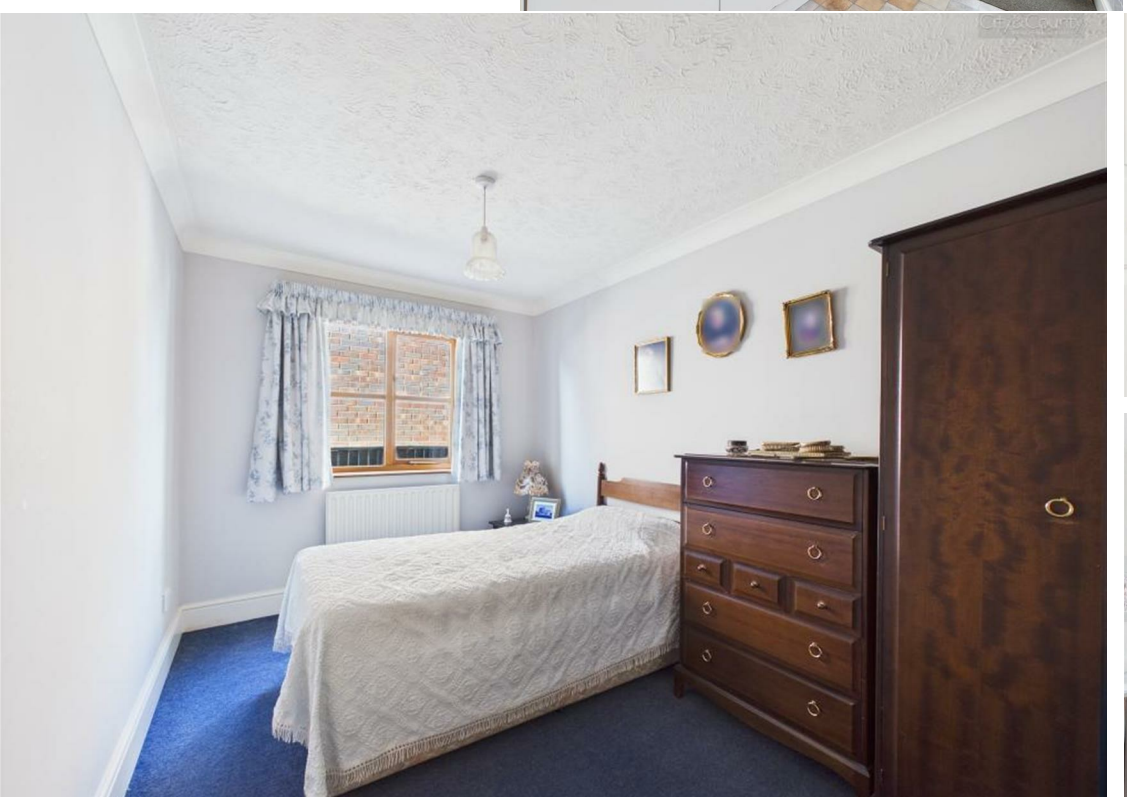
















Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Oil
Internet connection: None
Internet Speed: up to 80Mbps
Mobile Coverage: O2 - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





