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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



17 Broadgate, Sutton St James PE12 0EL

**GUIDE PRICE - £264,000 Freehold**

- Detached Bungalow
- No Chain
- Oil Central Heating
- 3 Bedrooms
- Viewing Recommended

3 bedroom detached bungalow situated in a semi-rural village location. Accommodation comprising entrance hallway, lounge, conservatory, kitchen diner, utility room, 3 bedrooms and shower room. 'In and out' driveway with multiple parking and single garage. Mature gardens to the front and to the rear. No chain.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



#### ACCOMMODATION

Side entrance with obscure leaded UPVC double glazed door with matching obscure full length panels to the sides and external lighting leading into:

#### ENTRANCE HALLWAY

13' 0" x 14' 10" (3.97m x 4.54m) Coved and textured ceiling, 3 centre light points, smoke alarm, central heating controls, BT point, coat rail.

#### STORAGE CUPBOARD

2' 3" x 3' 6" (0.7m x 1.08m)

#### FURTHER STORAGE CUPBOARD

Housing hot water cylinder with slatted shelving.

From the Entrance Hallway a wooden glazed door leads into:

#### LOUNGE

15' 11" x 15' 1" (4.86m x 4.61m) UPVC bay window to the front elevation, UPVC double glazed window to the side elevation, coved and textured ceiling, centre light points, 2 wall lights, radiator, TV point, feature brick fireplace with wooden mantle and tiled hearth with separate side plinths with fitted gas coal effect fire. From the Entrance Hallway a door leads into:

#### KITCHEN DINER

12' 1" x 22' 2" (3.7m x 6.77m) 2 UPVC Glazed windows to the side elevation, wooden glazed door to the side elevation leading into Utility, aluminium double



glazed sliding patio doors leading into Conservatory, coved and textured ceiling, inset downlighters to the Kitchen area, centre light point to the Dining area, radiator, TV point. Kitchen is fitted with a wide range of base and eye level units with worksurfaces over, inset one and a quarter bowl sink with mixer tap, tiled splashbacks, space for fridge freezer, slot-in electric cooker, extractor hood over, glazed door into:

#### UTILITY ROOM

8' 10" x 9' 4" (2.70m x 2.86m) 2 UPVC double glazed windows to the front elevation, UPVC double glazed door to the front elevation, UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator, fitted with a range of base and eye level units, worksurfaces over, tiled splashbacks, stainless steel sink with mixer tap, plumbing and space for washing machine and dishwasher, floor standing Worcester oil fired boiler (recently fitted), water softener (Faulty).

#### CONSERVATORY

10' 1" x 9' 4" (3.08m x 2.86m) Dwarf brick wall and UPVC construction, hexagonal shaped with polycarbonate roof, UPVC double glazed windows to both sides and to the front elevation, UPVC double glazed sliding patio doors to the side elevation, radiator, central fan light.

From the Entrance Hallway door into:

#### MASTER BEDROOM

9' 5" x 16' 2" (2.89m x 4.94m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, 2 double wardrobes fitted into recess with hanging rail and shelving.

#### BEDROOM 2

9' 10" x 9' 8" (3.0m x 2.96m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

#### BEDROOM 3

7' 8" x 9' 9" (2.34m x 2.99m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator.

#### SHOWER ROOM

6' 7" x 6' 9" (2.02m x 2.08m) Obscure UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, fully tiled walls, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with taps fitted into vanity unit with storage below, fully tiled shower cubicle with fitted Gainsborough thermostatic shower over with glass sliding doors.

#### EXTERIOR

Brick wall with gated access on to the tarmacada 'in and out' driveway with central raised borders with a wide range of mature shrub and trees. The front garden is laid to lawn with range of mature shrub and tree borders. To the other side elevation there is an opening into rear garden.

Covered carport leading to the Garage.

Further blocked paved area for further vehicles.

#### GARAGE

10' 10" x 18' 4" (3.31m x 5.60m) Up and over door, UPVC double glazed window to the rear elevation, power points, electric lighting.

To the side of the property there is a patio area with garden shed and oil storage tank.

#### REAR GARDEN

Mainly laid to lawn with further patio and glasshouse.

There is a gravelled area to the side and a further block paved patio area, external lighting, raised borders, cold water tap.

#### DIRECTIONS

From Spalding proceed in an easterly direction along the B1165 Austendyke Road through Weston Hills along without deviation into Hurdletree Bank subsequently Ravens Bank, straight over the Saturday Bridge crossroads, continue along Ravens Bank towards Sutton St James, taking a right hand turn into Broadgate where the property is located on the left hand side

#### AMENITIES

Sutton St James is a popular and thriving village with well-appointed amenities including: Primary School, Public House, Butchers, Convenience Store containing Post Office, Hair Salon, Garage, Bowls Club and Community Centre.





**TENURE**

Freehold

**SERVICES**

Mains water, electricity and drainage. Oil central heating.

**COUNCIL TAX BAND**

Band B

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

**ROOM SIZE ACCURACY**

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

**APPARATUS AND SERVICES**

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

**Ref: S11031**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

**ADDRESS**

R. Longstaff & Co.  
 5 New Road  
 Spalding  
 Lincolnshire  
 PE11 1BS

**CONTACT**

T: 01775 766766  
 F: 01775 762289  
 E: [spalding@longstaff.com](mailto:spalding@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		