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38 Broadgate, Sutton St James, Spalding, Lincolnshire, PE12 0JS

**GUIDE PRICE - £240,000 Freehold**

- Deceptively Spacious
- 3 Bedrooms
- Kitchen/Breakfast Room
- Extensive Off Road Parking
- Field Views

Deceptively spacious 3 bedroom detached bungalow with integral garage, accommodation comprising of Entrance Hall, Lounge, Kitchen/Breakfast Room, Utility Room, Cloak Room, Family Shower Room, 3 Bedrooms, Mature Gardens to the rear and extensive off road parking to the front, field views to the rear.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



Gravelled driveway with turning bay, the front garden is mainly laid to lawn with shrub and hedge borders, paved pathways leading up to the obscure leaded UPVC double glazed front door with matching obscured glazed panels to the side leading into:

**ENTRANCE HALL**

6' 8" x 19' 6" (2.05m x 5.95m) With textured and coved ceiling, 2 x centre light points, smoke alarm, loft access, BT point, alarm controls, storage heater.

Further storage cupboard off entrance hall housing hot water cylinder with slatted shelving.



**LOUNGE**

11' 9" x 16' 7" (3.59m x 5.07m) With UPVC double glazed leaded bay window to the front elevation, textured and coved ceiling with centre light point, 3 x single wall lights, electric storage heater, TV point, feature brick fireplace with wooden mantle with fitted propane gas coal effect fire.



#### **KITCHEN/BREAKFAST ROOM**

9' 6" x 12' 9" (2.91m x 3.91m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre strip lighting, tiled flooring, electric storage heater, fitted with a wide range of base and eye level units, drawer units with preparation surfaces over tiled splash backs, space for electric cooker, space for fridge/freezer, filtered water system.

#### **UTILITY ROOM**

6' 10" x 8' 8" (2.10m x 2.66m) UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, tiled flooring, electric storage heater, fitted with a range of base and eye level units with inset sink, with preparation surfaces over tiled splash backs, obscured UPVC double glazed door to side elevation.



#### **CLOAKROOM**

2' 9" x 4' 1" (0.86m x 1.25m) With textured and coved ceiling with centre light point, tiled flooring, extractor fan, fitted with two piece suite comprising of low level WC, wash hand basin.

#### **RECESSED STORAGE AREA**

2' 11" x 4' 1" (0.89m x 1.27m) With shelving with door off leading into the garage.

#### **FAMILY SHOWER ROOM**

5' 5" x 8' 2" (1.67m x 2.51m) With obscured UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, extractor fan, electric Dimplex wall heater, fully tiled walls, vinyl floor covering, fitted with a three piece suite comprising of low level WC, wash hand basin fitted into vanity unit with storage below, wall mirror over with light and shaver point, fully tiled shower cubicle with fitted Mira Vigor thermostatic shower over.



#### **MASTER BEDROOM**

11' 8" x 11' 10" (3.57m x 3.63m) With leaded UPVC double glazed window to the front elevation, textured and coved ceiling with centre light point, BT point, TV point, electric storage heater.

#### **BEDROOM 2**

9' 9" x 11' 1" (2.98m x 3.39m) With UPVC double glazed window to the rear elevation, textured and coved ceiling with centre light point, electric storage heater.



#### **BEDROOM 3**

8' 0" x 12' 0" (2.45m x 3.66m) With UPVC double glazed window to the side elevation, textured and coved ceiling with centre light point, electric storage heater.

#### **INTEGRAL GARAGE**

9' 3" x 16' 4" (2.83m x 4.98m) With up and over door, UPVC obscured double glazed window to side elevation, textured ceiling with centre light point, loft access for further storage, outdoor tap, electric consumer unit. To the rear of the garage there is an access door leading into Utility Room.

#### **OUTSIDE**

The rear garden has an outdoor tap, outdoor lighting, mainly laid to lawn with a wide range of shrub and tree borders with patio area, field views to the rear.

#### **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 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:** Electric heating, mains water, mains 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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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.

**Ref: 16024**

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Produced: 24 August 2023

GROUND FLOOR  
 1009 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual areas, volumes or heights should be used as a guide only and not relied upon for any legal or contractual purposes. The services, systems and appliances shown have not been tested and the guarantee is for the best available information at the time of issue.  
 Issue date: 24 August 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

