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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



7 Bells Drove, Sutton St James PE12 0JG

GUIDE PRICE - £265,000 Freehold

- No Chain
- 3 Bedrooms
- Conservatory
- Oil Central Heating
- Viewing Recommended

Well presented, spacious 3 bedroom bungalow situated in the popular, well served village of Sutton St James. Accommodation comprising entrance hallway, lounge, kitchen diner, conservatory, utility room, cloakroom, 3 bedrooms and bathroom. Integral garage, driveway with turning bay, front and rear gardens. No Chain. Oil central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open porch with external lighting, wooden obscure glazed door with matching obscure glazed panels to the side leading into:

ENTRANCE HALLWAY

10' 10" x 18' 0" (3.31m x 5.49m) Coved and textured ceiling, 2 centre light points, radiator, storage cupboard off housing hot water cylinder with slatted shelving, parquet flooring, door into:

BEDROOM 1

13' 11" x 13' 0" (4.26m x 3.97m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, decorative ceiling rose, centre light point, radiator, 2 fitted double door wardrobes into recess.

From the Entrance Hallway a door leads into:

FAMILY BATHROOM

6' 3" x 9' 10" (1.93m x 3.0m) Obscure UPVC double glazed window to the side elevation, coved and textured ceiling, 2 centre light points, fully tiled walls, tiled floor, stainless steel heated towel rail, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with taps and shaver point over, corner bath with taps, fully tiled shower enclosure with fitted thermostatic shower over.

From the Entrance Hallway a door leads into:



BEDROOM 2

9' 10" x 13' 3" (3.02m x 4.04m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, TV point.

From the Entrance Hallway a door leads into:

BEDROOM 3

10' 2" x 10' 9" (3.10m x 3.29m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, TV point, parquet flooring.

From the Entrance Hallway a door leads into:

LOUNGE

10' 0" x 18' 8" (3.07m x 5.70m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, centre light points, 2 wall lights, radiator, double radiator, TV point, parquet flooring, feature stone fireplace with built-in plinths and tiled hearth with fitted wood burner.

From the Entrance Hallway a part glazed door leads into:

OPEN PLAN KITCHEN DINER

DINING AREA

10' 3" x 10' 2" (3.14m x 3.10m) UPVC double glazed French doors to the rear elevation leading into Conservatory, coved and textured ceiling, centre light point, radiator, parquet flooring, open archway into:

KITCHEN AREA

9' 10" x 10' 9" (3.0m x 3.28m) UPVC double glazed window to the side elevation, coved and textured ceiling, strip light, radiator, tiled flooring, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, drawer units, space for fridge or freezer, inset one and a quarter bowl stainless steel sink with mixer tap, integrated Hotpoint ceramic hob with pull out extractor hood over, integrated Neff stainless steel double fan assisted electric oven, door into:

UTILITY ROOM

7' 3" x 8' 9" (2.22m x 2.69m) Obscure UPVC double glazed window to the side elevation, obscure UPVC double glazed door to the side elevation, coved and textured ceiling, centre light, smoke alarm, tiled flooring, fitted with a range of base and eye level units with work surfaces over, plumbing and space for washing machine, space for tumble dryer, space for fridge freezer, door into:

CLOAKROOM

2' 8" x 5' 1" (0.82m x 1.55m) Obscure UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, tiled flooring, fitted with a low level WC.

BOILER ROOM

Floor standing oil fired boiler (recently fitted).

From the Dining Area via the UPVC double glazed sliding patio doors into:

CONSERVATORY

Edwardian style with vaulted polycarbonate roof, UPVC double glazed windows to the side and rear elevations, UPVC double glazed doors to the rear elevation.

EXTERIOR

Hedged boundary to the front with garden being laid to lawn with a wide range of mature shrubs and trees. Block paved pathways and gravelled driveway with turning bay providing multiple off-road parking. Extensive lighting. Wrought iron gate accessing the rear garden.

INTEGRAL GARAGE

10' 0" x 17' 10" (3.05m x 5.44m) Electric up and over door, UPVC obscure double glazed window to the side elevation, textured ceiling, strip light, access to loft space, power points.

REAR GARDEN

Recently fitted oil tank, wooden garden shed, cold water tap, extensive lighting, patio area, mainly laid to lawn with a wide range of mature shrub and tree borders. Fenced boundaries to both sides and rear elevations.

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, Bells Drove is a turning on the right hand side.





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

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		