



Cross Road, Sutton St Edmund £339,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66



A very well-maintained three bedroomed property within the village of Sutton St Edmund, with good off-road parking and a spacious enclosed rear garden. In Brief: Porch, entrance hall, lounge, kitchen/diner, utility room, three double bedrooms ensuite shower room, family bathroom. Outside: enclosed frontage with parking and turning space, area laid to lawn. Side gate leading to the enclosed rear garden, mainly laid to lawn with flowers and shrub insets. Patio area, wooden garden store, outside lighting, outside tap. CALL TODAY TO BOOK YOUR VIEWING ON 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Porch

Door to:

Entrance Hall

Telephone point, central heating thermostat, broadband connection point, coving to textured ceiling with smoke detector, access to part boarded double insulated loft space with ladder and fitted light, airing cupboard housing, hot water cylinder, linen shelving.

Lounge 5.59m (18'4") x 3.64m (11'11")

PVCu double glazed window to front and side, two radiators, TV point, three wall lights, coving to textured ceiling.

Kitchen/Diner 5.62m (18'5") x 3.64m (11'11")

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 bowl composite sink unit with single drainer, mixer tap, tiled surround, plumbing for dishwasher, space for fridge/freezer, electric fan assisted double oven, built-in four ring halogen hob with pull out extractor hood, PVCu double glazed window to rear, radiator, ceramic tiled flooring, coving to textured ceiling, door to:

Utility Room 3.22m (10'7") x 2.03m (6'8")

Fitted base units with worktop space over, stainless steel sink unit with single drainer, mixer tap with tiled surround, extractor fan, floor mounted oil-fired boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for tumble dryer, PVCu double glazed window to rear, radiator, ceramic tiled flooring, coving to ceiling, Internal connecting door into garage, PVCu double glazed entrance door to garden.

Main Bedroom 5.31m (17'5") max incl built-in wardrobe x 3.01m (9'11")

PVCu double glazed window to rear, built-in double wardrobe with hanging rail and shelving with sliding door, radiator, TV point, coving to textured ceiling, door to:

En-suite Shower Room

Fitted with three-piece suite comprising tiled shower enclosure with fitted electric shower and glass door, vanity wash hand basin with base cupboard and WC with hidden cistern, extractor fan tiled surround, PVCu opaque double glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling.

Bedroom 2 4.00m (13'1") x 3.02m (9'11")

PVCu double glazed window to side, radiator, TV point, coving to textured ceiling.

Bedroom 3 3.60m (11'10") x 2.85m (9'4")

PVCu double glazed window to front, radiator, TV point, coving to textured ceiling.

Family Bathroom

Fitted with three-piece suite comprising corner bath with hand shower attachment over and shower curtain, pedestal wash hand basin and close coupled WC, extractor fan, shaver point and light, PVCu opaque double glazed window to side, radiator, heated towel rail, vinyl floor covering, coving to textured ceiling.

Garage 5.77m (18'11") x 3.29 (11'11")

Attached brick built single garage with connecting door into utility room, power and lighting connected, Up and over door, door to:

Outside

Enclosed frontage with picket fencing, double five bar gates, wood panel fencing with gravel drive leading to parking with turning space, attached single garage, area laid to lawn. Side gate leading to the enclosed rear garden with wood panel fencing, mainly laid to lawn with flowers and shrub insets. Patio area, wooden garden store, outside lighting, outside tap.

Directions

Leave our Church Street office and turn left, continue onto Station Street then onto Fen Road and proceed out of Holbeach travelling along the B1168. At the bridge turn left onto the B1165 signposted Sutton St James, continue long Fishergate and take the right turn at the memorial go right onto Broadgate stay on this road into Sutton St Edmund take the left turning onto Cross Road, where the property can be located on the right-hand side. For the purpose of satellite navigation, the property postcode is: PE12 0LS.

Council Tax

Band C - £1,903.23 April 2024 to March 2025, South Holland District Council.

EPC - D

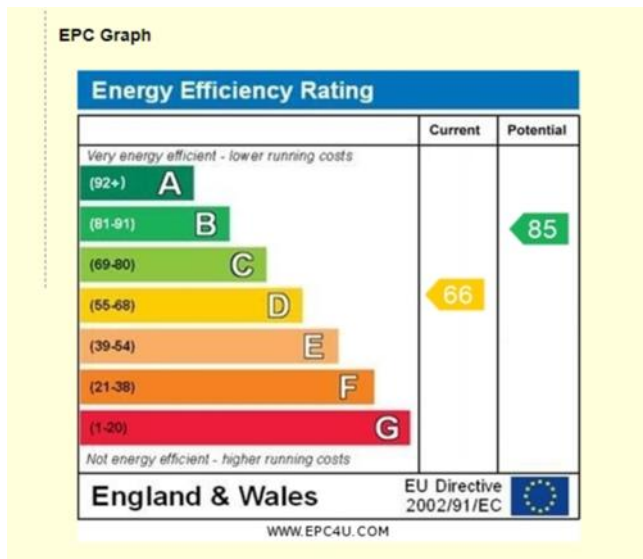
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available through separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008

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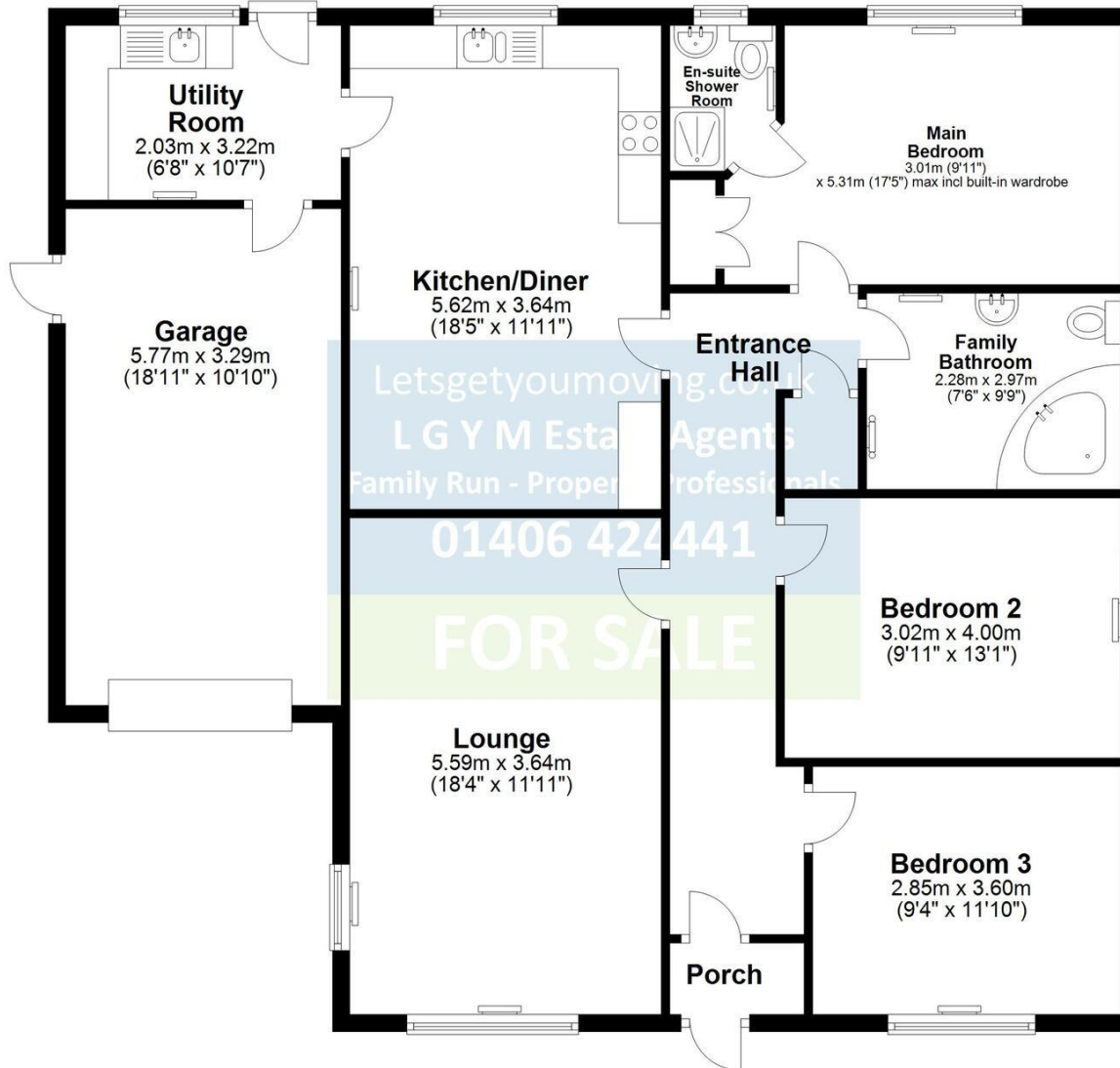






Ground Floor

Approx. 129.3 sq. metres (1392.1 sq. feet)



Total area: approx. 129.3 sq. metres (1392.1 sq. feet)

Floor plans are for a guide only and should not be scaled.
Plan produced using PlanUp.

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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The advertisement features a photograph of a family (a young girl, a woman, and a man) moving into a new home. The girl is running happily towards the camera, while the woman and man are carrying boxes towards a large window. The room is filled with stacks of cardboard boxes, suggesting a recent move. The overall tone is warm and positive, with bright sunlight streaming in from the window.