



Chapelgate, Sutton St. James SPALDING PE12 0EF



**william
h brown**

welcome to

Chapelgate, Sutton St. James SPALDING

Three bedroom semi-detached property, SEMI-RURAL VILLAGE LOCATION. Being sold with NO CHAIN. Two reception rooms, kitchen & UTILITY. Family bathroom & DOWNSTAIRS WC. Ample Off Road Parking & fully enclosed garden with OUTBUILDING/HOME OFFICE/GYM & ADJOINING STORE



Entrance Hall

having wood effect laminate flooring and stairs to first floor.

Lounge

11' 9" x 13' 9" (3.58m x 4.19m)

having feature fireplace with tiled hearth and solid wood mantle. French doors lead to the rear garden.

Kitchen

15' 6" x 6' 8" (4.72m x 2.03m)

having range of units at wall and base level, solid wood surfaces with one and half bowl ceramic sink. Integrated electric oven, grill 4 ring induction hob and stainless steel extractor. Space for washing machine and fridge freezer. Tiled flooring.

Dining Room

10' 9" x 11' (3.28m x 3.35m)

having wood effect laminate.

Utility Room

6' 8" x 7' 10" (2.03m x 2.39m)

having base units with wood surfaces over, tiled flooring and french doors leading to the garden.

Cloakroom

2' 8" x 6' 8" (0.81m x 2.03m)

having low level WC and wash hand basin. Wood effect laminate flooring.

Landing

having loft access.

Bedroom 1

9' x 13' 9" (2.74m x 4.19m)

having 2 built-in wardrobes and single storage cupboard.

Bedroom 2

10' x 10' (3.05m x 3.05m)

Bedroom 3

10' 10" x 6' 8" (3.30m x 2.03m)

Bathroom

4' 5" x 6' 7" (1.35m x 2.01m)

having bath with shower attachment and thermostatic shower over. low level WC, wash hand basin and extractor fan.

Outside

the property is set back behind a good sized gravel drive offering off road parking for several cars. Double gates to the rear giving vehicular access. The rear garden is enclosed with gravel area for additional parking, lawn with timber planters and a two tier patio area. timber out building with additional store and timber garden shed.



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welcome to

Chapelgate, Sutton St. James SPALDING

- THREE BEDROOM SEMI-DETACHED PROPERTY AVAILABLE WITH NO CHAIN
- TWO RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING
- ENCLOSED GARDEN WITH OUTBUILDING/HOME OFFICE/GYM & ADJOINING STORE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST107038 - 0007

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