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38 Baulkins Drove, Sutton St James, Lincolnshire, PE12 0JX

**£216,950 Freehold**

- No Chain
- Village location
- 3 Bedrooms
- Off-Road Parking
- Oil Fired Central Heating (Recently Refitted Boiler)

Modern semi-detached house situated in popular village location. Good sized accommodation comprising lounge diner, kitchen diner, cloakroom, 3 bedrooms and bathroom. Off-road parking, enclosed rear gardens. Within walking distance of primary school. Viewing recommended.

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The property is approached over a tarmacked private roadway serving 7 pairs of semi detached houses. To the front of the property there is a small gravelled off-road parking area and to the side there is a gravelled driveway.

Through the obscure glazed UPVC front entrance door into;

**ENTRANCE LOBBY** 7' 3" x 3' 10" (2.22m x 1.17m) Doorbell chime, coat hanging space, skimmed ceiling, door to lounge, door to;

**CLOAKROOM** Obscure glazed UPVC window to the side, low level WC and pedestal wash basin with mixer tap and tiled splash back, extractor fan, wall mounted electric consumer unit, skimmed ceiling.

**LOUNGE** 14' 10" x 17' 4" (4.54m x 5.30m) UPVC window to the front, TV point, telephone point, built-in under stairs



storage cupboard, central heating thermostat, smoke detector, skimmed ceiling, stairs to first floor, door to;

**KITCHEN DINER** 9' 8" x 18' 2" (2.97m x 5.54m) UPVC window and French doors to the rear, matching base cupboards and drawers beneath the roll edged work surface with inset one and a half bowl stainless steel sink with mixer tap, matching eye level wall cupboards, built-in low level electric oven with Hotpoint Induction hob and extractor hood over, freestanding Worcester oil fired central heating boiler and timer controls, tiled splashbacks, plumbing and space for washing machine and space for further white goods, skimmed ceiling.

**FIRST FLOOR LANDING** UPVC window to the side, loft hatch, smoke detector, built-in airing cupboard with radiator and slatted shelving, doors to;

**BATHROOM** 6' 5" x 7' 10" (1.96m x 2.39m) Obscure glazed UPVC window to the rear, three piece suite comprising low level WC, pedestal wash basin and panelled bath with fitted glazed screen and electric shower over, ceramic wall tiling, wood effect flooring, skimmed ceiling, extractor fan.

**BEDROOM TWO** 9' 11" x 9' 9" (3.04m x 2.98m) UPVC window to the rear, skimmed ceiling.

**BEDROOM ONE** 10' 7" x 17' 1" (3.25m x 5.22m) UPVC window to the front, skimmed ceiling, recessed walk-in wardrobe area with fitted light.

**BEDROOM THREE** 7' 2" x 7' 1" (2.20m x 2.17m) UPVC window to the front, skimmed ceiling.

**EXTERIOR** The rear garden has a large patio and mainly laid to lawn with field views beyond. Garden shed and child's wooden playhouse. External lighting and cold water tap.

**AGENTS NOTE** There is the possibility of further garden area to the rear which could be leased from the Farmer. This is a small patch of garden and can be leased at £100pa.

**SERVICES & GENERAL INFORMATION** There are various power points, light points and radiators sited throughout the property. The property is connected to mains water, electricity, private drainage and has an oil central heating system. We understand the property along with the other 13 neighbouring properties has a share of the responsibility for the upkeep and maintenance of the private roadway. This should be checked by the buyer's solicitor as part of the conveyancing process.

**AMENITIES** Within the village there is a primary school, public house, general stores, butchers/bakers, hairdressers, church etc. The market town of Holbeach is approximately six miles in distance and the larger towns of Spalding, Kings Lynn and the city of Peterborough. Peterborough and Kings Lynn both have train services to London's King's Cross.

**DIRECTIONS** From Spalding proceed in an easterly direction along the A151 to Holbeach, in the centre of Holbeach turn right at the traffic lights into Church Street, continue to Fen Road. Follow Fen Road to the cross roads at Saturday Bridge and turn left, signposted Sutton St James. On entering the village follow the road round the sharp left hand bend and Baulkins Drove is then the first turning on the right hand side.



**TENURE** Freehold

**SERVICES** See Notes

**COUNCIL TAX BAND A**

**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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**Ref: S11967**

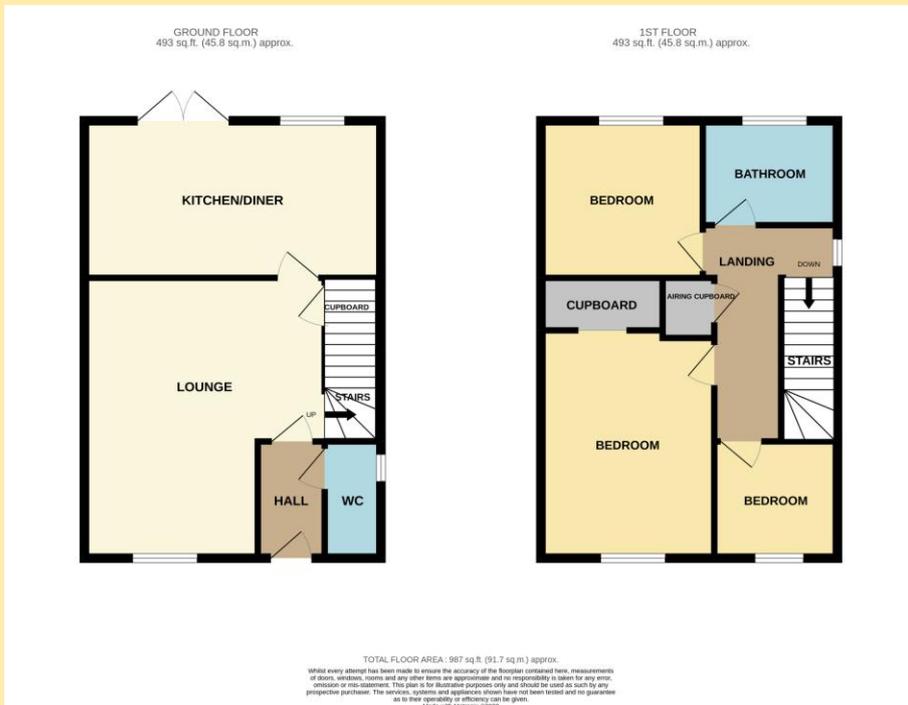
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

