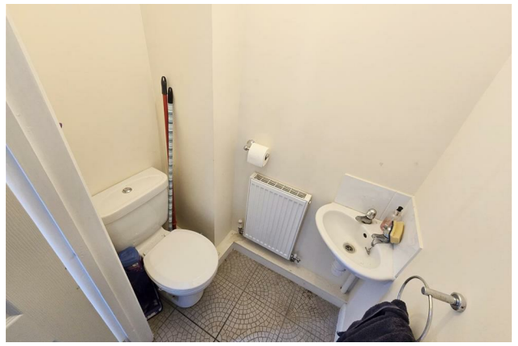
















Offers in the region of £160,600 Freehold



4A Baulkins Drove, Sutton St. James, Lincolnshire, PE12 0JX

Being offered as a low cost home and with vacant possession and no forward chain, this 2-bedroom semi-detached property is located in the popular village of Sutton St. James. The generously proportioned accommodation, being neutrally decorated throughout, is move-in ready.

Downstairs, the property comprises a bright-and-airy living room with french doors opening onto the garden, a fitted kitchen/diner with plenty of storage and space for appliances, and a convenient cloakroom.

Upstairs, the property boasts an exceptionally spacious master bedroom with a built-in wardrobe, and a second large double bedroom. The bedrooms are served by the family bathroom, which has a shower over the bath.

Outside, at the front of the property, is a gravelled driveway which provides off-road parking for two vehicles. At the rear of the property is a fully-enclosed garden, mostly laid to lawn, with an area of decking that extends from the living room doors, ideal for siting furniture so that you can bask in the afternoon sun, or for entertaining family and friends.

This property is certain to be snapped up quickly. Contact us to arrange a convenient viewing!

Sutton St James is a small village, offering local amenities including butchers, public house, post office, shop and primary school. The small but busy Market Town of Long Sutton is approximately 4 miles away and has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Opticians, Library, Ironmongers, Electrical store, Dentists, Hairdressers, Various Eateries and Shops. The market is held every Friday in Market Place. The larger towns of Kings Lynn and Spalding are both approximately 17 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive. The smaller nearby town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk

LONG SUTTON

Agent's Note
This is a low cost property and there is a section 106 agreement dated 22 February 2008 which relates to it. Therefore, the property is being marketed at 80% of it's market value and must be sold to to a person in local housing need who will occupy it as their sole residence. South Holland District Council will need to approve a purchaser. For further information, please speak to a member of our team.

Entrance Hall
Coved ceiling. Ceiling light. Smoke detector. uPVC double-glazed privacy door to the front. Radiator. Thermostat. 2 x double power-points. BT point. Linoleum flooring to the entrance area, with carpet flooring beyond.

Living Room
15'3" x 11'5" (4.65m x 3.49m)
Coved ceiling. Ceiling light. uPVC double-glazed window to the rear. uPVC double-glazed french doors to the rear. Radiator. 2 x double power-points. Double power-point with dual USB ports. TV point. BT point. Carpet flooring.

Kitchen/Diner
16'2" x 8'3" (4.95m x 2.52m)
Coved ceiling. Ceiling light. uPVC double-glazed window to the front. uPVC double-glazed privacy door to the side. Fitted range of matching wall and base units with a worktop over and a tiled splashback. Inset stainless steel sink and drainer with a stainless steel mixer tap. 'Hotpoint' oven and grill. 'Hotpoint' ceramic hob with an integrated extractor over. Undercounter space and plumbing for a washing machine. Undercounter space for an additional appliance. Space for a tall fridge-freezer. Oil-fired boiler concealed in wall unit. Radiator. Heating/hot water programmer. 4 x double power-points. Double power-point with dual USB ports. Single power-point. Additional points for appliances. Linoleum flooring.

Cloakroom
4'9" x 2'9" (1.46m x 0.86m)
Coved ceiling. Ceiling light. Extractor. 2-piece suite comprising a low-level WC and a wall-mounted hand basin. Radiator. Linoleum flooring.

Landing
Coved ceiling. Ceiling light pendant. Loft hatch. Smoke detector. Airing cupboard measuring approximately 0.88m x 0.56m housing a hot water cylinder with shelving. Double power-point. Carpet flooring.

Bedroom 1
15'3" (max) x 11'6" (4.65m (max) x 3.52m)
Coved ceiling. Ceiling light pendant. 2 x uPVC double-glazed windows to the rear. Built-in wardrobes with mirrored sliding doors, exterior downlights and interior lighting, providing hanging space and shelving. Radiator. 2 x double power-points. TV point. BT point. Carpet flooring.

Bedroom 2
16'3" x 8'3" (max) (4.96m x 2.54m (max))
Coved ceiling. Ceiling light pendant. uPVC double-glazed window to the front. Radiator. 2 x double power-points. Carpet flooring.

Bathroom
7'5" x 6'5" (2.28m x 1.98m)
Coved ceiling. Ceiling light. uPVC double-glazed privacy window to the front. 3-piece suite comprising of a low-level WC, a pedestal hand basin, and a panelled bath with twin taps and a mains-fed, dual-headed rainfall shower over. Heated towel rail. Linoleum flooring.

Outside
To the front of the property is a gravelled driveway providing off-road parking for 2 vehicles. There is an outside light positioned by the front door, and the benefit of an outside tap.

A pedestrian gate at the side of the property provides access to the side door by which is an outside light, and further to the rear garden.

The fully-enclosed rear garden is mostly laid to lawn, with an area of decking which extends from the living room doors, ideal for positioning furniture for relaxing or entertaining. There is a wooden storage shed, as well as an oil tank positioned on a concrete base.

Material Information
All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Council Tax
Council Tax Band A. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate
EPC Rating C. If you would like to view the full EPC, please enquire at our Long Sutton office.

Services
Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Oil central heating.

Mobile Phone Signal
EE - Variable outdoor
02 - Good outdoor, variable in-home
Three - Variable outdoor
Vodafone - Good outdoor, variable in-home

Visit the Ofcom website for further information.

Broadband Coverage
Standard and Superfast broadband is available.

Visit the Ofcom website for further information.

Flood Risk
This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.

For more information, visit the gov.uk website.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5.00pm. Saturday: 9.00am to 1.00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.