



3 Fishergate

Sutton St. James, Spalding, Lincolnshire, PE12 0EN

£375,000

3 Bedroom Detached Bungalow

- Freehold
- Sitting on 0.43 acre plot
- Detached Bungalow
- Large Conservatory
- Three Double Bedrooms
- Ensuite to main bedroom
- Family Bathroom
- Kitchen and Utility Room
- Off road parking and Garage
- Popular Village Location
- EPC Rating - B, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 3 Fishergate, Sutton St. James, Spalding, Lincolnshire, PE12 0EN](#)



Overview

Situated within the popular village of Sutton St James, this spacious three double bedroom detached bungalow occupies a generous plot approaching 0.5 acre and offers versatile accommodation with excellent outdoor space. The property benefits from a peaceful setting while remaining conveniently placed for local amenities including butchers, post office, primary school, public house and hairdressers and only a short distance to nearby market towns.



A particular highlight of the home is the large conservatory, which enjoys views over the extensive rear garden and provides an ideal additional reception space for year round use, perfect for entertaining or relaxing while overlooking the grounds. Internally, the bungalow features an entrance porch which opens to the spacious hallway, a well proportioned lounge, a fitted kitchen with separate utility room and a pantry, three double bedrooms, the main bedroom benefitting from a generous size ensuite and there is a family bathroom.

Externally, the property sits within mature, well maintained gardens extending to 0.43 acre, offering plenty of space for outdoor living and gardening alike. There are storage sheds, a timber summer house, a greenhouse and raised beds. Also benefitting from a large paved patio area, ideal for entertaining and alfresco dining. The grounds also provide scope for additional outbuildings or recreational use. To the front there is a lawned area, a gravel driveway which leads to a block paved parking area and gives access to the garage.

Early viewing is highly recommended to appreciate the space, setting, and potential this bungalow has to offer.

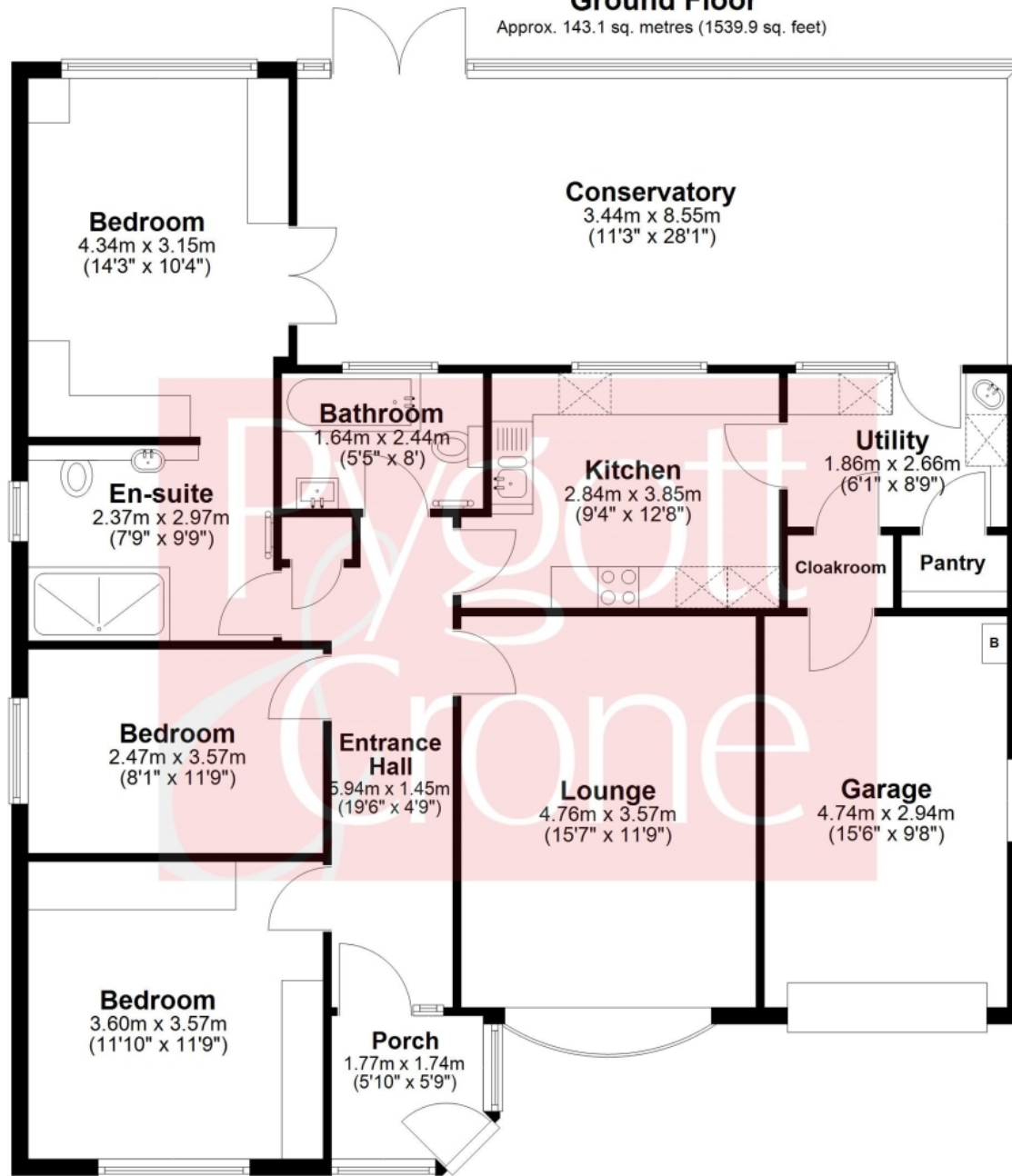
Agents Note: We have been informed by the vendors that there are 12 Solar panels which are owned.





Ground Floor

Approx. 143.1 sq. metres (1539.9 sq. feet)



Total area: approx. 143.1 sq. metres (1539.9 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Josh Campbell-Foreman

Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.









Pygott Crone | Platinum Trusted Service Award 2021 **feefo**★★★★★

Book your free, property valuation.

- 24/7 Customer Service
- £0 Upfront Fees to Pay
- On average, 98% of asking price achieved

Houses. Homes. Harmony.



3 Fishergate, Sutton St. James
is on the market with our Spalding branch

10 Bridge Street, Spalding PE11 1XA

01775 717360