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LINCOLNSHIRE, SUTTON ST JAMES

£244,500 GUIDE PRICE

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Ref: C352

Type: Detached Bungalow

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 2

Tenure: Freehold

Make Enquiry View Brochure (https://www.acorus.co.uk/wp-content/uploads/2020/03/MED_377346_223107.pdf) View EPC (https://www.acorus.co.uk/wp-content/uploads/2020/03/f60b1j3hk.pdf)

FULL DETAILS

A detached three bedroom bungalow with one integral garage and good sized gardens presented in excellent condition and situated in a rural location.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION (Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY Freehold with vacant possession on completion

Introduction This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

Situation/Location The property is located in a rural area to the west of the village of Sutton St James which

offers a number of local amenities including a primary school, local pub, convenience store, butchers, bakers and farm shop. Long Sutton Medical Centre lies only 5 miles north east and the nearby town of Holbeach offers a supermarket. Sutton St James also lies within the catchment area for three secondary Schools.

Description A detached three bedroom bungalow with an integral garage and good sized gardens presented in excellent condition and situated in a rural location.

The property was built in 1987.

Accommodation With UPVC double glazing and timber double glazing throughout the property, the accommodation comprises:-

Hallway

Storage and Airing cupboards.

Lounge

4.3m x 4.2m

Brick open fireplace.

Archway

Dining Room

2.8m x 3m Timber patio doors to outside canopy area.

Conservatory

4.5m x 3.2m Off Dining Room and of UPVC construction over a brick plinth with tiled floor.

Kitchen

4.5m x 3m Wooden wall and base units, built-in oven and ceramic hob, double drainer sink unit.

Conservatory

7.7m 2.4m Of UPVC construction over a brick plinth with tiled floor adjoining the open sided canopy area.

Bedroom 1

4.08m x 3m With en-suite shower room including WC and wash hand basin.

Access door to integral garage.

Bedroom 2

3.9m x 3.1m

Bedroom 3

2m x 3.1m (plus alcove)

Bathroom Three piece suite, separate shower and vanity unit.

Integral Single Garage

Outside Established garden, south facing, mainly laid to lawn with patio area to the rear.

Agricultural Occupancy Condition This property is subject to an agricultural occupancy condition.

The wording of the condition states:-

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or a dependent of such a person residing with him, or a widow or widower of such a person.'

Uplift Clause The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value

following any future removal of the agricultural occupancy condition.

Services (not tested) The property is provided with mains water and electric. Drainage is to a Septic tank and heating is provided by oil.

Local Authority
South Holland District Council

Council Offices
Priory Road

Spalding

Lincolnshire

PE11 2XE

T: 01775 761161

Viewing Strictly by appointment with the selling agent Acorus.

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SITE LINKS

- Home(https://www.acorus.co.uk/)
- Planning Consultancy(https://www.acorus.co.uk/planning-consultancy/)
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- Terms & Conditions(https://www.acorus.co.uk/terms-conditions/)
- Complaints Procedure(https://www.acorus.co.uk/complaints-procedure/)
- Coronavirus Update(https://www.acorus.co.uk/coronavirus-update/)
- Client Account Procedures (https://www.acorus.co.uk/wp-content/uploads/2020/06/client_account_procedures-acorus.pdf)

WEST OFFICE

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EAST OFFICE

(https://www.instagram.com/acorusruralpropertyservices/)

The Old Market Office, 10 Risbygate Street,
Bury St Edmunds, Suffolk, IP33 3AA

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01284 753271(tel:01284753271) Contact Us Now(https://www.acorus.co.uk/contact/)

Ltd Company Number: 04514547 (Https://Beta.Companieshouse.Gov.Uk/Company/04514547)

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