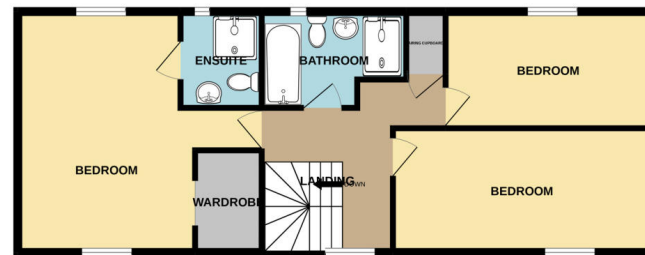


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
995 sq.ft. (92.5 sq.m.) approx.



1ST FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1666 sq.ft. (154.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 255 Broadgate, Sutton St. Edmund, Spalding, Lincolnshire, PE12 0LT

£425,000 Freehold

Winkworth are delighted to offer for sale this charming 3/4 bedroom detached barn conversion with generous garden backing onto open fields. The property is offered for sale in superb condition throughout and benefits from, impressive living room being open plan to a dining room, modern fitted kitchen with utility room off and family room/bedroom four. On the first floor the master bedroom benefits from an en-suite shower room and there are two further bedrooms and a family bathroom. The property benefits from a generous driveway providing ample off road parking to the front and to the rear the fantastic garden with views across open fields. Sutton St Edmunds in a semi rural hamlet 14.8 miles from Spalding and 17 miles from Peterborough with its main line train station to London/Kings Cross. Please call 01778 392807 for more information.

Winkworth Bourne | 01778392807 |  
bourne@winkworth.co.uk  
winkworth.co.uk/bourne

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## ACCOMMODATION

**Lounge** - 25'9" x 15'11" (7.85m x 4.85m) Door to front, window to front, patio door to rear, feature window to rear, underfloor heating, stairs rising to the first floor, understairs storage cupboard, open plan to dining room.

**Dining Room** - 16'3" x 16' (4.95m x 4.88m) L shaped, double doors to side, feature window to side, underfloor heating, open plan to lounge, door to kitchen.

**Kitchen** - 15'4" x 12'9" (4.67m x 3.89m) Patio door to side, window to side, underfloor heating, range of wall mounted and fitted base units, fitted double oven, electric hob, one and a quarter ceramic sink with boiling tap and water softener, integral dishwasher, integral fridge/freezer, arch to utility, door to bedroom four.

**Utility Room** - Range of wall mounted and fitted base units, built in washing machine, built in tumble dryer, underfloor heating, door to WC, open plan to Kitchen.

**Downstairs Cloakroom** - WC, wash hand basin, tiled splashbacks, extractor, underfloor heating.

**Bedroom Four/Study** - 12'9" x 10'3" (3.89m x 3.12m) Window to rear, underfloor heating, loft access.

**Landing** - Window to rear, two radiators, loft access, airing cupboard with sensor lighting, doors to all rooms.

**Bedroom One** - 16' x 10'10" (4.88m x 3.3m) Window to front and rear, two radiators, arch to walk in wardrobe, door to ensuite.

**Walk in Wardrobe** - 6'3" x 4' (1.9m x 1.22m) Range of shelving and hanging rails.

**En Suite** - Skylight window, heated towel rail, WC, wash hand basin, shower cubicle housing mains shower, part tiled walls, extractor.

**Bedroom Two** - 17'1" x 7'9" (5.2m x 2.36m) Window to rear, radiator.

**Bedroom Three** - 14'1" x 7'9" (4.3m x 2.36m) Window to front, radiator.

**Family Bathroom** - Skylight window, heated towel rail, WC and wash hand basin inset to fitted furniture, bath, shower cubicle housing mains shower, part tiled walls, extractor

**Outside** - To the front there is a gravelled drive which leads to the enclosed gravelled off road parking area. The drive is owned by the property with two neighbouring properties having right of way over. The off road parking area is enclosed via brick walling and offers a gate to rear plus security lighting. The neighbour 255a has right of way over and a parking area.

The rear of the property is mainly laid to lawn with extensive feature paved patio area, additional paved patio area, gravelled area, outside tap, timber store, security lighting, air source unit, field views.

**Services & Info** - This home is connected to drainage via a treatment plant, air source heating with underfloor heating downstairs and radiators on the first floor and has UPVC double glazing throughout. It is council tax band B

**Location** - Sutton St Edmund is a village in the South Holland district of Lincolnshire, it is situated within 6.8 miles of the Lincolnshire town of Holbeach and 14.7 miles from the Lincolnshire town of Spalding.

**Village Info** - Amenities are in the neighbouring village of Sutton James and include a primary school, butchers, pub, post office, convenience shop and bowls club, nearby Holbeach & Wisbech town centres have a larger selection of amenities, schools and supermarkets.

**Facilities** - There is a bus service through the village, the nearest train station is in Spalding within 14.9 miles