



42 Baulkins Drove, Sutton St. James, PE12 0JX

£168,500

This low-cost housing property is a practical and affordable option for those seeking a three bedroom semi-detached home. This house caters to individuals and families looking for a cost effective housing solution. Situated in the Village of Sutton St. James, the Village offers amenities including Community Primary School, Village Hall, Parish and Baptist Church, hairdressers, bakery, public house, Village convenience store and Post Office. In brief the property comprises entrance hall, cloakroom, living room and kitchen diner with the first floor offering three bedrooms and bathroom. Externally there is an enclosed rear garden laid to lawn and off road parking to the front.

Entrance Hall 6'10" x 3'5" (2.10m x 1.05m)



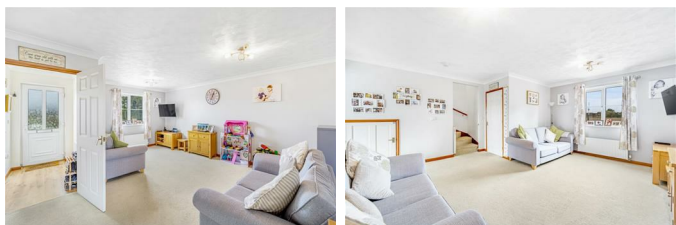
PVCu double glazed entrance door to front aspect. Coving to ceiling. Laminate flooring. Radiator.

Cloakroom 2'5" x 6'10" (0.76m x 2.09m)



PVCu double glazed window to side aspect. Coving to ceiling. Laminate flooring. Extractor fan. Radiator. Fitted close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over and tiled splashback.

Lounge 17'1" x 14'6" (5.21m x 4.44m)



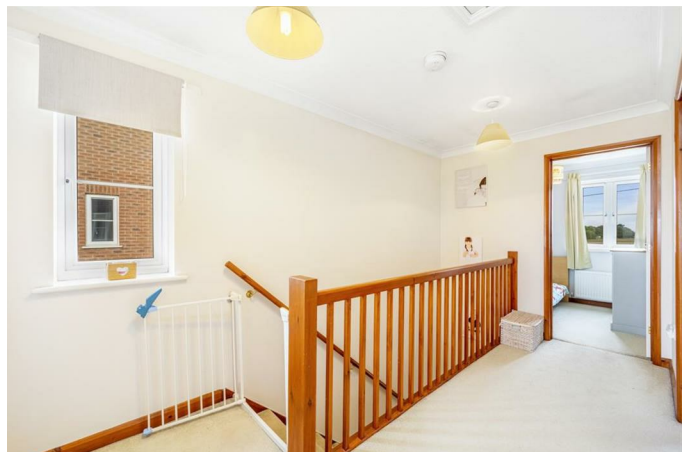
PVCu double glazed window to front. Coving to ceiling. Two radiators. Stairs to first floor landing with under stairs cupboard.

Kitchen 18'2" x 9'11" (5.54m x 3.04m)



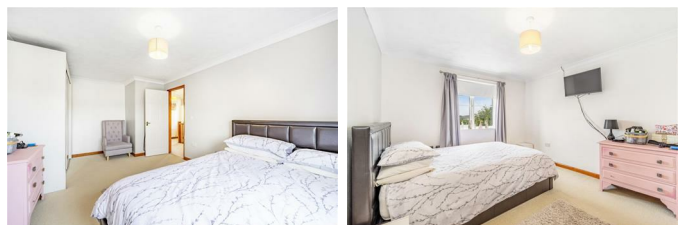
PVCu double glazed window and French doors to rear aspect. Coving to ceiling. Radiator. Wall mounted oil fired central heating boiler. Vinyl flooring. Fitted with a matching range of base and eye level units, roll edge work surfaces with tiled splashback. One and a half bowl ceramic sink and drainer with chrome mixer tap over. Four ring electric hob with stainless steel extractor hood over and integrated oven and grill under. Space and plumbing for washing machine, dishwasher, condensing tumble dryer and fridge freezer.

Landing 13'4" x 7'8" (4.08m x 2.36m)



PVCu double glazed window to side elevation. Coving to ceiling. Radiator. Built in airing cupboard with slatted shelving and radiator. Doors to bedrooms and bathroom.

Bedroom One 10'4" x 17'2" (3.17m x 5.25m)



PVCu double glazed window to front elevation. Coving to ceiling. Radiator.

Bedroom Two 9'6" x 10'1" (2.92m x 3.09m)



PVCu double glazed window to rear elevation. Coving to ceiling. Radiator.

Bedroom Three 7'2" x 7'1" (2.20m x 2.18m)



PVCu double glazed window to front elevation. Coving to ceiling. Radiator.

Bathroom



PVCu window to rear elevation. Panelled bath with shower over. Wash hand basin set in vanity with cupboard space beneath. Toilet. Tiled walls.

Outside



There is off road parking to the front of the property for multiple vehicles and side gated access leading to the rear garden.

South Holland District Council Low Cost Housing

Available to purchase under the SHDC Low cost housing scheme, where the property is marketed at 80% of the full market value. The property is to assist buyers in local housing needs and all purchasers must need approval. The criteria is having a local connection to South Holland (either living, working or having family in the district) and being within the SHDC affordability criteria. This property is not available to be purchased as a second home. For more information and application forms, please contact South Holland District Council.

Property Postcode

For location purposes the postcode of this property is: PE12 0JX

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: A

OIL FIRED CENTRAL HEATING

MAINS WATER AND DRAINAGE BY WAY OF TREATMENT PLANT.

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will

perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

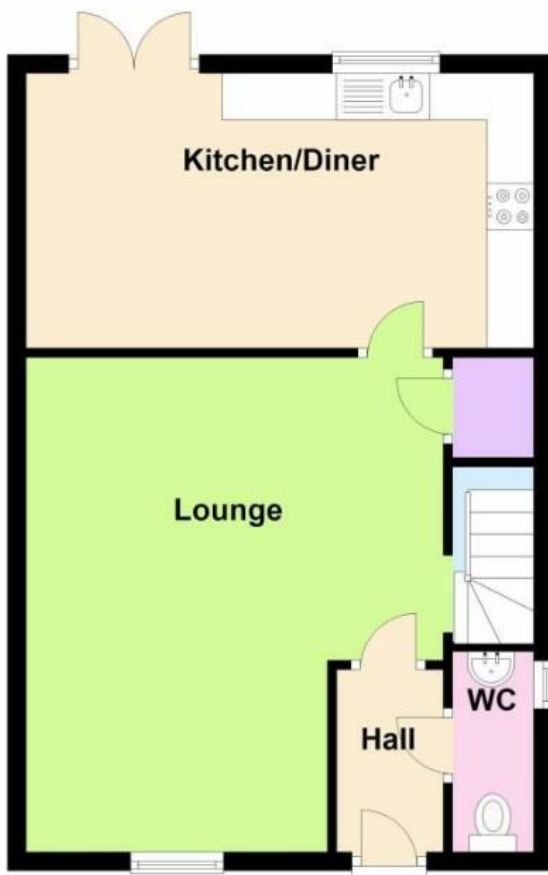
Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

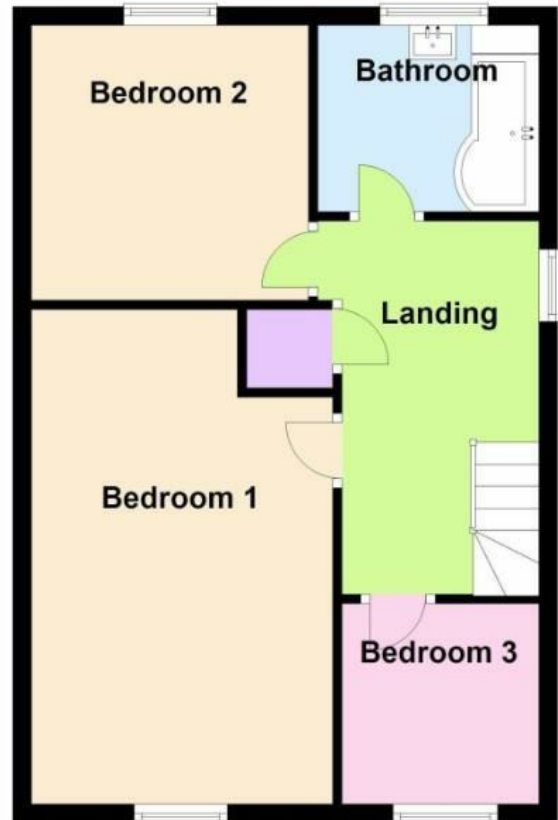
Ground Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



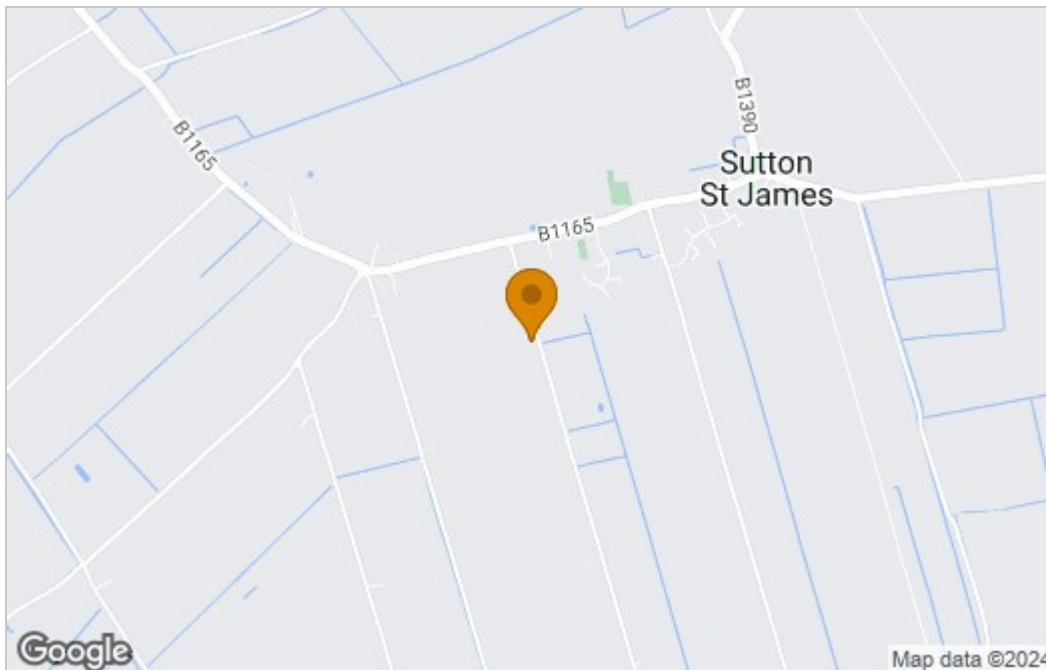
First Floor

Approx. 45.4 sq. metres (488.9 sq. feet)

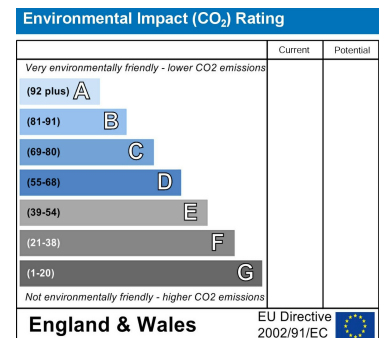
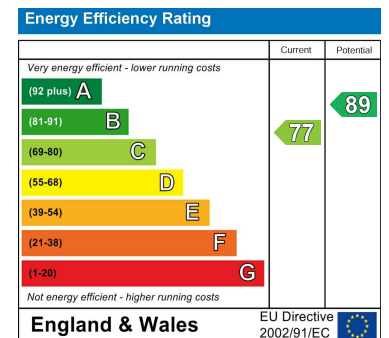


Total area: approx. 90.8 sq. metres (977.8 sq. feet)

Area Map



Energy Efficiency Graph



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