



FOR SALE – The Bungalow, White Cross, Draw Dyke, Sutton St James, Spalding, Lincolnshire, PE12 0HY

Guide Price - £370,000

- Large Three Bedroom Detached Bungalow
- Steel Frame Storage Building
- Set in approximately two acres
- Subject to Agricultural Occupancy Condition (please refer to this section in the sales particulars for more information)
- EPC Rating F

These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. These particulars were prepared July 2026

Location

The bungalow is located approximately just outside the well-resourced village of Sutton St James, with its own primary school, Post Office, general store and butchers. The property is situated approximately four miles from Long Sutton and twelve miles from Spalding, two larger towns with secondary schools.

The postcode for the property is PE12 0HY.

What3words: /// Mailers.intervene.dives

Description

The property is a detached bungalow of brick construction beneath a tile roof, with Upvc double glazing and oil central heating throughout. The property comprises:

Front Hall with a double storage cupboard, 7.75m x 3.00m with doors to;

L Shaped Lounge/Dining Room, 7.25m x 4.73m

Kitchen, 4.36m x 3.79m with a range of wall and base units, boiler, sink and drainer with space for under counter fridge

Bathroom, 3.24m x 2.65m with WC, wash basin, bath and airing cupboard

Bedroom 1, 3.61m x 3.93m

Bedroom 2, 3.61m x 3.47m

Bedroom 3, 3.61m x 3.42m

Off the Kitchen is the Utility Room, 3.56m x 1.76m with sink and drainer, plumbing for washing machine and dishwasher and a range of base units, with doors to;

Cloak Room with WC and Shower

Rear Entrance Hall, 1.20m x 2.51m with opening to;

Wood lined Sun Room, 3.35m x 6.37m with a feature log burner

Outside:

The garden surrounds the property and there is a large driveway with parking for a number of vehicles. To the rear of the property is a large paddock, with tree lined boundary.

Large steel frame storage building with soil floor measuring approximately 24.59m x 10.81m, suitable for a large range of uses.

Services

Mains water and electricity are connected to the property. The Bungalow has oil fired central heating and private foul drainage.

Planning

All planning enquiries should be sent to South Holland District Council, Priory Rd, Spalding, Lincolnshire, PE11 2XE. Tel 01775 761161.

The bungalow was constructed under a planning decision Notice restricting the occupancy of the property to someone currently or lastly employed in agriculture.

VAT

VAT is not payable.

Exchange and Completion

Exchange of Contracts is expected within 30 days of the Buyer's Solicitors receiving the draft Contract from the Seller's Solicitor with completion by agreement thereafter. A 10% deposit is payable on exchange of Contracts.

Easements, Rights of Way and Wayleaves

The land is sold subject to and with the benefit of all existing rights whether public or private, whether or not they are referred to in these details.

Boundaries

The Buyer shall be deemed to have full knowledge of all the boundaries and neither the Seller nor the Selling Agent will be responsible for defining either the boundaries or their ownership.

Viewing

Viewings will be permitted only by appointment with the Selling Agent, as detailed below.

Selling Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB
Tel: 01778 700194 or helen@ealandagents.co.uk





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		