



£184,950

21 Monarchs Road, Sutterton, Boston, Lincolnshire PE20 2HJ

SHARMAN BURGESS

**21 Monarchs Road, Sutterton, Boston,
Lincolnshire PE20 2HJ
£184,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed front entrance door, staircase rising to first floor landing, radiator, ceiling light point.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising a wash hand basin with mixer tap and vanity unit beneath and tiled splashback, push button WC. Radiator, ceiling light point, obscure glazed window to front aspect, electric fuse box.

A fantastic modern property, beautifully presented throughout and benefitting from a single garage to the rear. Accommodation comprises an entrance hall, ground floor cloakroom, modern fitted kitchen, lounge diner, conservatory, three bedrooms to the first floor with bedroom one being of a particularly good size, family bathroom. The property benefits from oil central heating, uPVC double glazing and an enclosed garden to the rear.



SHARMAN BURGESS



KITCHEN

9' 7" x 6' 4" (2.92m x 1.93m)

Having a modern fitted kitchen comprising counter tops with stainless steel sink and drainer unit with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated oven and grill, four ring electric hob with illuminated stainless steel fume extractor above, plumbing for washing machine, wall mounted Grant oil central heating boiler, window to front aspect, ceiling recessed lighting.

LOUNGE DINER

14' 7" (maximum measurement) x 12' 8" (maximum measurement) (4.45m x 3.86m)

Having radiator, coved cornice, ceiling light point, TV aerial point, French door with window to either side leading through to: -

CONSERVATORY

9' 8" x 8' 7" (2.95m x 2.62m)

Of brick and uPVC double glazed construction with polycarbonate roof. Tiled flooring, power points, wall mounted lighting, wall mounted electric heater, French doors leading to the rear garden.

FIRST FLOOR LANDING

Having access to roof space, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

12' 7" (maximum measurement) x 10' 2" (maximum measurement) (3.84m x 3.10m)
Having dual aspect windows, radiator, ceiling light point, access to roof space. Two double doors leading to large walk-in wardrobe space which runs along the whole of one wall and has wall mounted shelving, hanging rails and lighting within.

BEDROOM TWO

10' 5" (maximum measurement) x 8' 3" (maximum measurement) (3.17m x 2.51m)
Having window to rear aspect, radiator, ceiling light point, built-in double wardrobe with shelving and hanging rail within.

BEDROOM THREE

9' 7" x 8' 3" (2.92m x 2.51m)
Having window to front aspect, radiator, ceiling light point, airing cupboard housing the water cylinder and slatted linen shelving within.

BATHROOM

Having a three piece suite comprising P shaped bath with mixer tap and wall mounted mains fed shower above and fitted shower screen, push button WC, wash hand basin with mixer tap and vanity unit beneath. Fully tiled walls, coved cornice, ceiling recessed lighting, extractor fan, heated towel rail.

EXTERIOR

To the front, the property has a low maintenance slate front garden with picket fencing with pathway to front entrance door.

To the rear, the property benefits from a driveway which provides off road parking as well as access to the: -

SINGLE GARAGE

Of brick and tile construction. Having up and over door, served by power and lighting.

The property benefits from an extremely well presented enclosed rear garden initially comprising a paved patio seating area leading to the remainder which is predominantly laid to artificial lawn with gravelled beds and borders. Within the garden is the concealed oil tank.

SERVICES

Mains water, electricity and drainage are connected. The property is served by oil fired central heating.

REFERENCE

26847909/01112023/WHI



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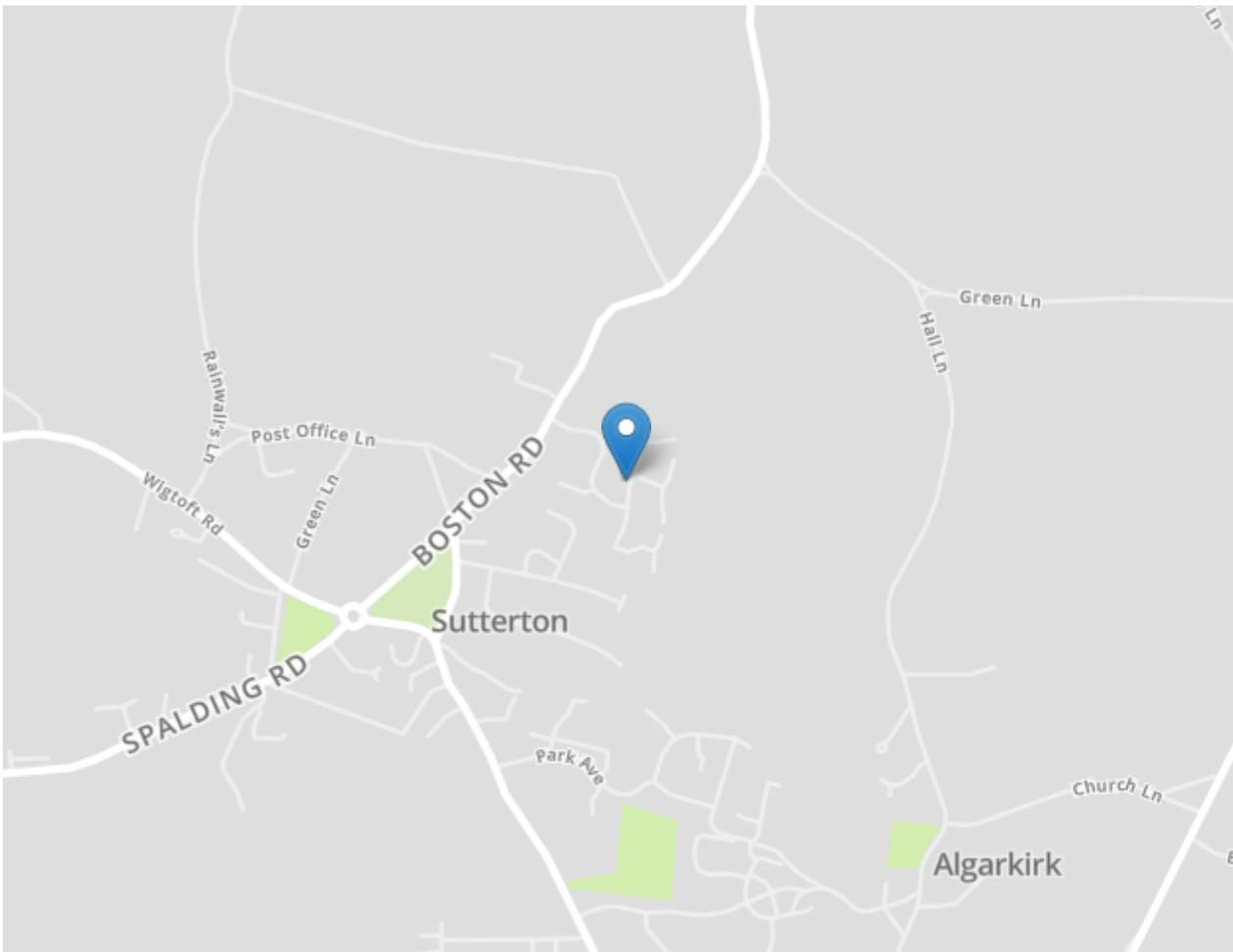
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

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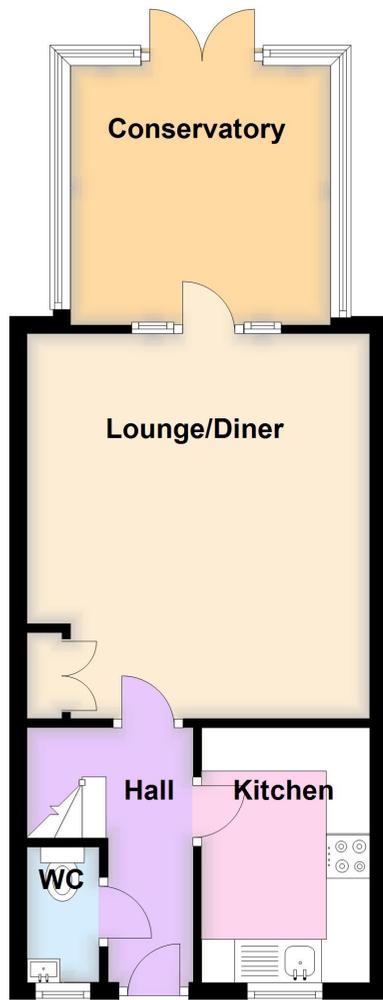
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.7 sq. feet)



Total area: approx. 85.1 sq. metres (916.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC