



£220,000

3 Glebe Way, Sutterton, Boston, Lincolnshire PE20 2JS

SHARMAN BURGESS

**3 Glebe Way, Sutterton, Boston, Lincolnshire
PE20 2JS
£220,000 Freehold**

ACCOMMODATION

ENTRANCE PORCH

7' 10" x 6' 0" (2.39m x 1.83m)

Having partially obscure glazed front entrance door with obscure glazed windows to either side, additional window to side aspect, ceiling light point, power point, obscure glazed door through to: -

INNER HALL

15' 8" (maximum) x 8' 9" (maximum at widest point) (4.78m x 2.67m)

Having electric night storage radiator, coved cornice, ceiling light point, access to roof space.

A Fred Peck built detached bungalow offered for sale with NO ONWARD CHAIN, with good sized approximate south facing rear garden. Accommodation comprises an entrance porch, inner hallway, lounge, kitchen diner, three generous sized bedrooms with bedroom three having double doors leading to the garden providing potential for use as a reception room. There is also a two piece shower room and separate two piece cloakroom. Further benefits include a driveway and single garage. The property requires some modernisation and improvement but offers great potential.



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LOUNGE

17' 9" (maximum) x 11' 9" (maximum) (5.41m x 3.58m)
Having dual aspect windows, two electric night storage radiators, coved cornice, ceiling light point, additional wall light points, fireplace with fitted inset and hearth and display surround with space for electric coal effect fire and TV housing plinth to the left hand side.

KITCHEN DINER

17' 9" (maximum) x 10' 1" (maximum) (5.41m x 3.07m)
Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and wall units, integrated double oven and grill, four ring electric hob with fume extractor above, space for twin height fridge freezer, plumbing for automatic washing machine, dual aspect windows, door leading to driveway, electric night storage radiator, coved cornice, two ceiling light points, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

10' 0" (maximum) x 13' 2" (maximum) (3.05m x 4.01m)
Having window to rear aspect, electric night storage radiator, coved cornice, ceiling light point.

BEDROOM TWO

13' 2" (maximum) x 8' 8" (including built-in wardrobe) (4.01m x 2.64m)
Having window to rear aspect, electric night storage radiator, coved cornice, ceiling light point, built-in wardrobe.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

9' 8" (maximum) x 9' 10" (maximum) (2.95m x 3.00m)

Having coved cornice, ceiling light point, electric night storage radiator, double doors leading to the garden.

CLOAKROOM

Being fitted with a two piece suite comprising push button WC and wash hand basin, tiled flooring, fully tiled walls, obscure glazed window, coved cornice, ceiling recessed lighting.

SHOWER ROOM

Being fitted with a two piece suite comprising a wash hand basin with mixer tap and vanity unit, shower cubicle with wall mounted Triton electric shower within, electric night storage radiator, coved cornice, ceiling recessed lighting, tiled flooring, fully tiled walls, obscure glazed window to side aspect.

EXTERIOR

To the front, the property has a dropped kerb leading to a tarmac driveway which provides off road parking and extends to the left hand side of the bungalow and gives vehicular access to the single garage. The front garden is predominantly laid to low maintenance gravel with mature flower and shrub borders. The driveway is served by an outside tap and light.

SINGLE GARAGE

18' 0" x 8' 8" (5.49m x 2.64m)

Having up and over door, served by power and lighting, window to rear aspect, personnel door to rear garden.

The rear garden has a superb approximate south facing aspect and is laid to a mixture of low maintenance gravelled and paved areas providing walkway and seating sections. There are mature flower and shrubs borders and to the rear left hand corner of the garden is a circular pond. The garden is fully enclosed by a mixture of fencing and hedging and also houses a timber garden shed which is to be included in the sale.

SERVICES

Mains water, electricity and drainage are connected to the property. We believe that the property benefits from cavity wall insulation.

REFERENCE

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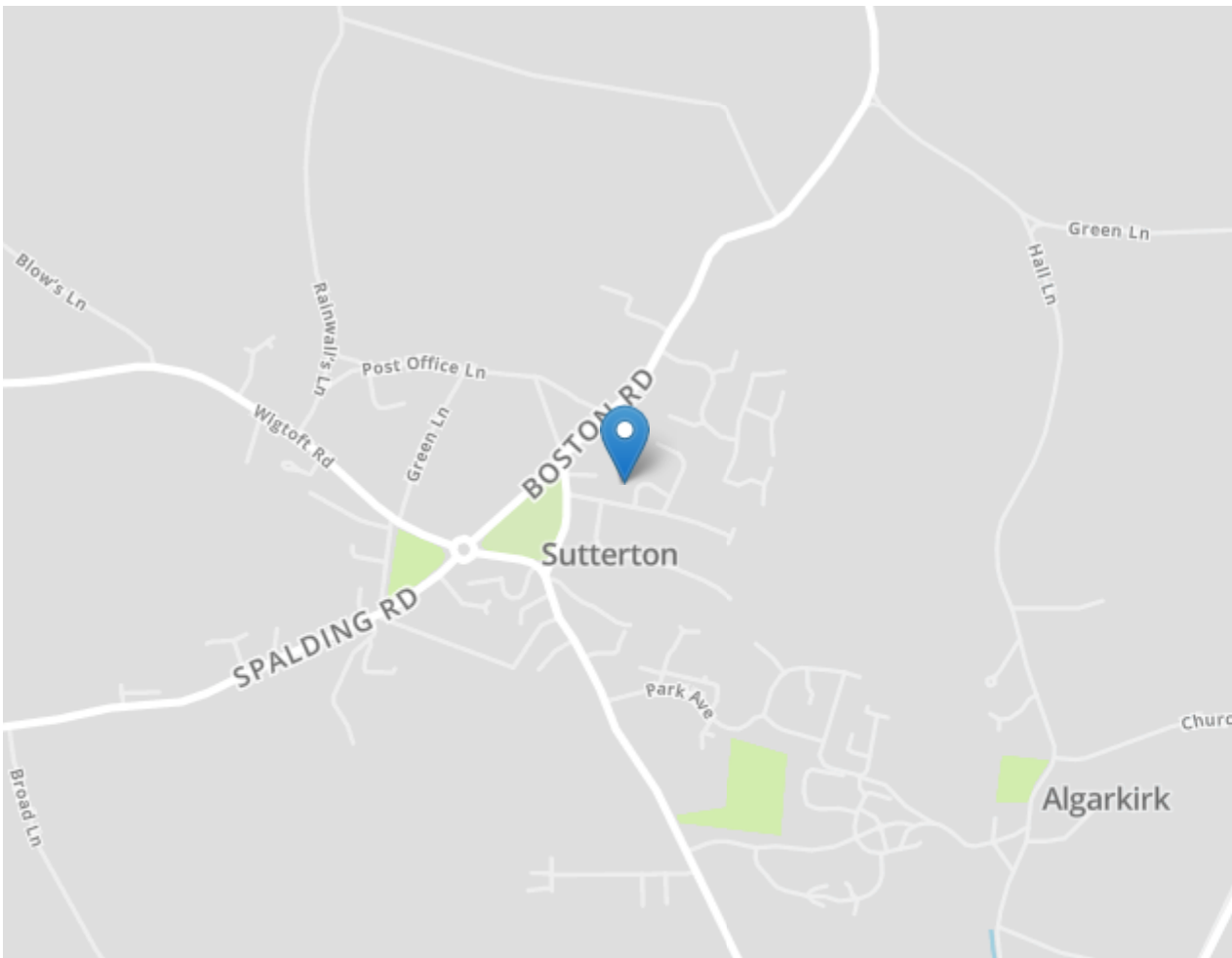
AGENT'S NOTES

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.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

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.



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Ground Floor
Approx. 106.6 sq. metres (1147.2 sq. feet)



Total area: approx. 106.6 sq. metres (1147.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	