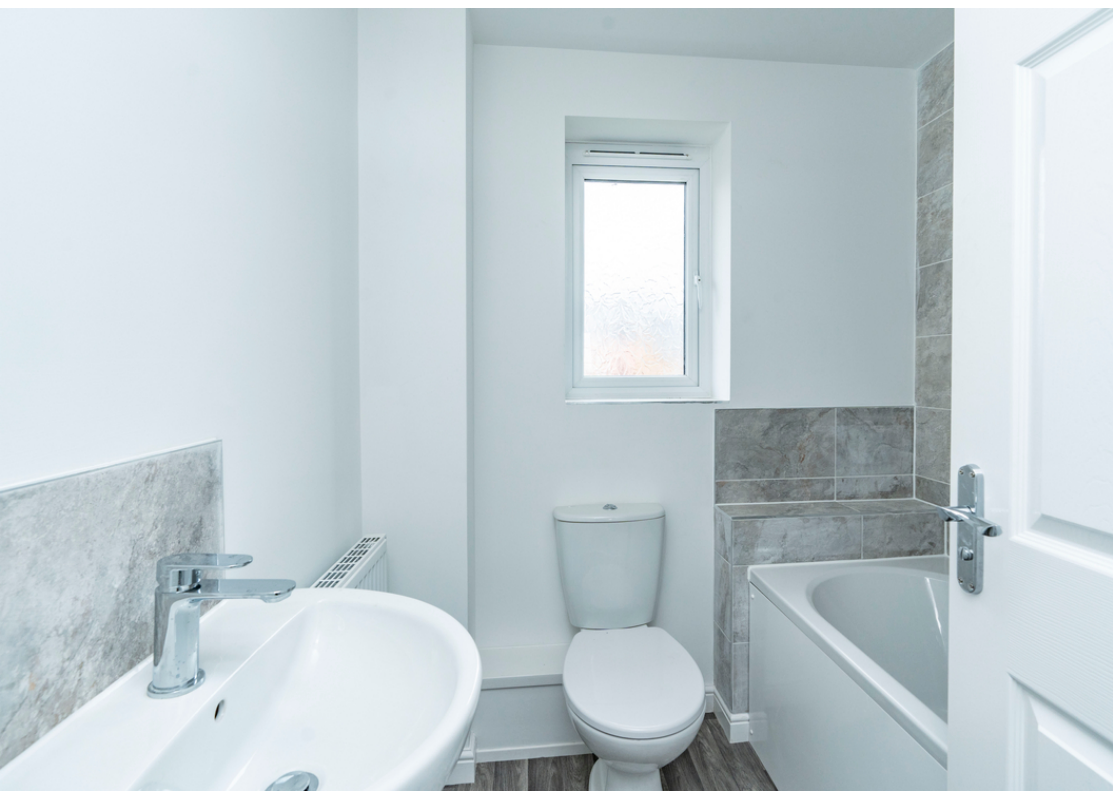




**£225,995**

43 Hawthorn Close, Boston, Lincolnshire PE21 0QJ

**SHARMAN BURGESS**



A new build three bed roomed detached property situated in the popular village of Sutterton within close proximity to Sutterton Primary School and links to the A16/A17. Accommodation comprises an entrance hall, cloakroom, lounge, kitchen diner, three bedrooms and bathroom. Further benefits include enclosed rear garden, off road parking and EV charging point, 10 Year NHBC Certificate.

## ACCOMMODATION

### ENTRANCE HALL

Having front entrance door, double glazed window to side aspect, radiator, doors to cloakroom and lounge.

### CLOAKROOM

Having low level WC, pedestal wash hand basin with tiled splashback, radiator, double glazed window to side aspect.

### LOUNGE

11' 10" (plus stairs and recess through to kitchen diner) x 14' 8" (3.61m x 4.47m)

Having double glazed window to front aspect, radiator, TV aerial point, staircase rising to first floor landing, good sized under stairs storage cupboard, door to kitchen diner.

### KITCHEN DINER

9' 6" x 14' 7" (2.90m x 4.45m)

Having a fitted kitchen comprising wall and base level storage units, areas of work surfaces, stainless steel sink and drainer with mixer tap, space and plumbing for dishwasher or washing machine, integrated oven and gas hob with extractor above, double glazed window to rear aspect, extractor fan, double glazed patio doors to rear aspect, radiator, space for standard height fridge freezer.

### FIRST FLOOR LANDING

Having stairs rising from the lounge, doors to bedrooms and bathroom.

### BEDROOM ONE

11' 2" x 8' 2" (3.40m x 2.49m)

Having double glazed window to rear aspect, radiator.

### BEDROOM TWO

11' 4" x 8' 2" (3.45m x 2.49m)

Having double glazed window to front aspect, radiator, cupboard housing the air source heat pump, central heating thermostat.

### BEDROOM THREE

8' 1" x 6' 1" (2.46m x 1.85m)

Having double glazed window to front aspect, radiator.

### BATHROOM

Having a three piece suite comprising panelled bath with mixer tap and shower attachment and wall mounted mains fed shower over and fitted shower screen, low level WC, pedestal wash hand basin, partly tiled walls, double glazed window to rear aspect, radiator, extractor fan.

### EXTERIOR

To the front, the property benefits from a lawn and gravelled driveway which provides space for two cars as well as vehicular access to the garage.

To the rear, the property benefits from a garden which is laid is lawn and enclosed by timber fencing.

### SINGLE GARAGE

Having up and over door to front aspect, power and lighting.

### SERVICES

Mains electricity, water and drainage are connected to the property. The property is served by an air source heat pump.

### REFERENCE

27051093/22112023/GLE

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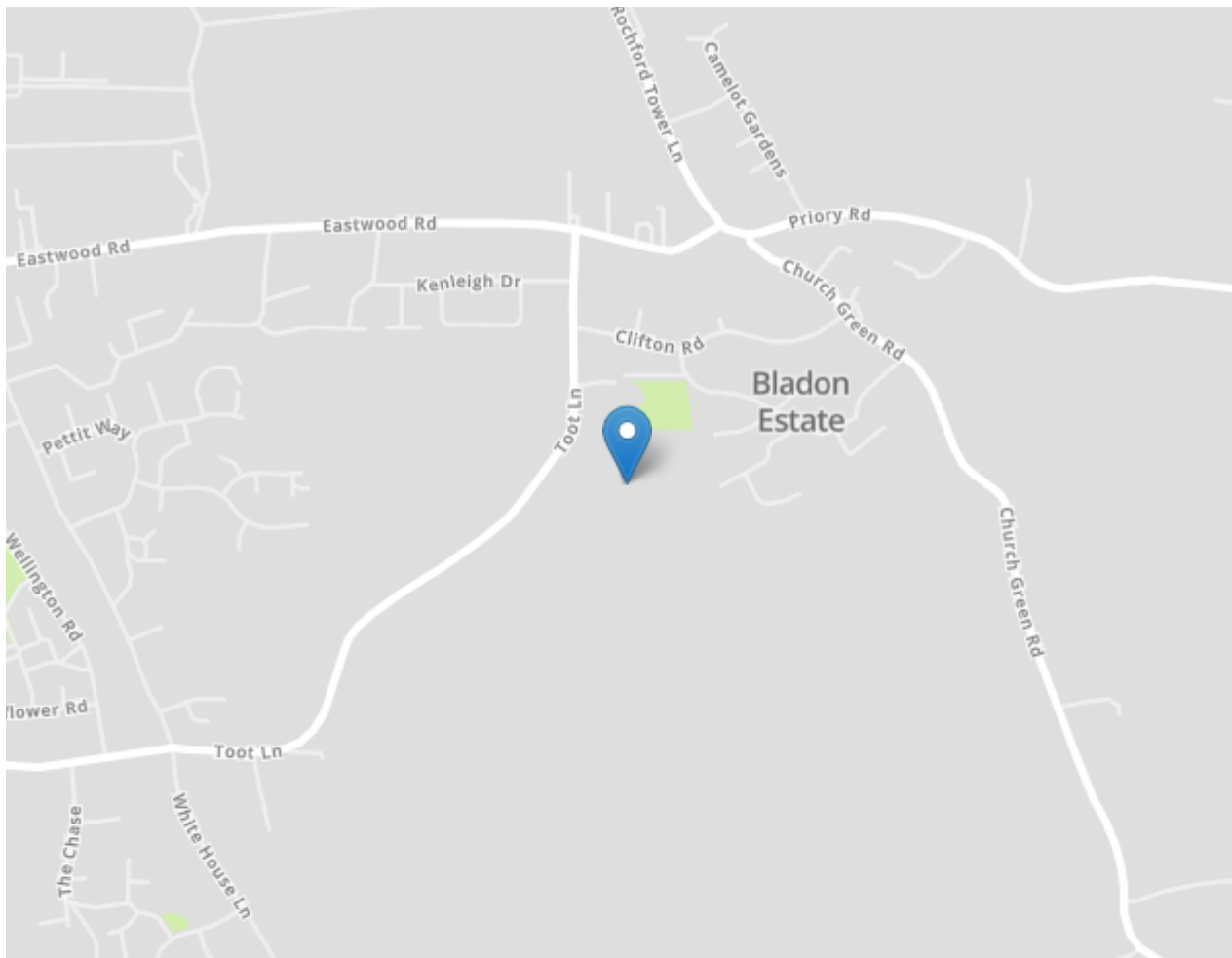
## AGENT'S NOTES

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.



**SHARMAN BURGESS**

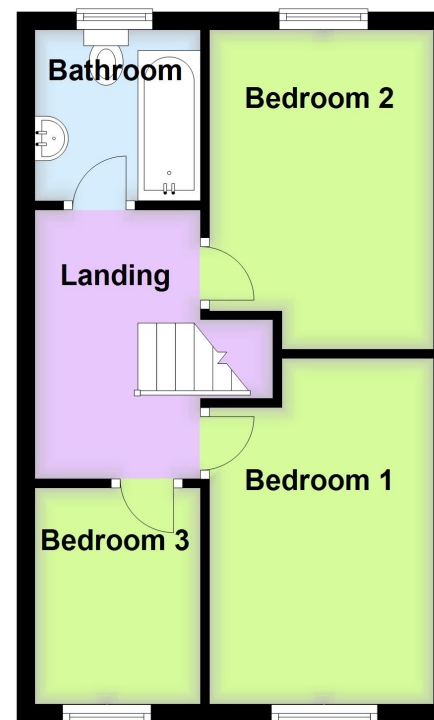
### Ground Floor

Approx. 48.0 sq. metres (517.2 sq. feet)



### First Floor

Approx. 33.6 sq. metres (362.0 sq. feet)



Total area: approx. 81.7 sq. metres (879.2 sq. feet)

**SHARMAN  
BURGESS** Est 1996

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