



**£209,950**

The Chestnuts, Boston Road, Sutterton, Boston, Lincolnshire PE20 2HD

**SHARMAN BURGESS**

**The Chestnuts, Boston Road, Sutterton,  
Boston, Lincolnshire PE20 2HD  
£209,950 Freehold**

**ACCOMMODATION**

**L-SHAPED ENTRANCE HALL**

Having a partially obscure glazed front entrance door, radiator, two ceiling light points, built-in cloak cupboard with hanging rail within and overhead storage, fitted airing cupboard housing the hot water cylinder and slatted linen shelving within, access to roof space.

A good sized detached three bedroomed bungalow in the highly sought after village of Sutterton, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, large kitchen diner, three bedrooms and a bathroom. The property requires modernisation and improvement but offers great scope and potential. Further benefits include a good sized driveway, single garage with workshop area to the rear, oil fired central heating and majority uPVC double glazing.



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### KITCHEN DINER

18' 4" (maximum) x 9' 9" (maximum) (5.59m x 2.97m)  
 Having counter tops with inset sink and drainer, range of base level unit, drawer units and wall units, return worksurface with cupboards above and storage beneath, space for electric cooker, space for standard height fridge or freezer, plumbing for automatic washing machine, window to front aspect, radiator, coved cornice, ceiling mounted strip light. The dining area also benefits from window to front aspect, radiator, ceiling light point and coved cornice. An obscure glazed door leads through to:-

### SIDE ENTRANCE

10' 2" x 5' 1" (3.10m x 1.55m)  
 Having doors to both the front and rear aspects, windows to front, side and rear aspects, wall light point, served by power.

### LOUNGE

18' 4" (maximum) x 14' 0" (maximum) (5.59m x 4.27m)  
 Having dual aspect windows, double doors leading to the rear garden, two radiators, coved cornice, two ceiling light points, TV aerial point, fireplace with tiled hearth and display niches and mantle and space for electric fire.

### BEDROOM ONE

9' 9" x 8' 10" (2.97m x 2.69m)  
 Having window to front aspect, radiator, ceiling light point, built-in wardrobes with overhead storage lockers.

### BEDROOM TWO

9' 9" x 8' 9" (2.97m x 2.67m)  
 Having window to rear aspect, radiator, ceiling light point, built-in wardrobes with overhead storage lockers.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM THREE

9' 9" (maximum) x 10' 5" (maximum) (2.97m x 3.17m)

Having window to rear aspect, radiator, ceiling light point, built-in double wardrobe with hanging rails within and overhead storage lockers.

### BATHROOM

9' 9" (maximum) x 6' 5" (maximum) (2.97m x 1.96m)

Having cast iron bath with mixer tap and hand held shower attachment, WC, pedestal wash hand basin, radiator, ceiling mounted strip light, obscure glazed window to front aspect.

### EXTERIOR

The property is approached over a dropped kerb leading to a tarmac driveway which provides ample off road parking and hardstanding as well as vehicular access to the garage workshop. The front garden is predominantly laid to lawn with mature flower and shrub borders. There is shaped hedging to the front boundary. Side access leads to the rear garden.

### GARAGE

22' 10" (maximum) x 8' 2" (6.96m x 2.49m)

Having up and over door, served by power and lighting, housing the electric meter, personnel door. Leading through to: -

### WORKSHOP

10' 3" x 9' 3" (3.12m x 2.82m)

Housing the floor mounted Grants oil fired central boiler, cold water tap, window to side aspect, personnel door to side aspect.

The rear garden is laid to shaped areas of lawn with well stocked borders housing flowering plants, shrubs and trees. There is a mixture of fencing and hedging to the boundaries. The rear garden also houses the oil tank.

### SERVICES

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

### REFERENCE

19032024/27424962/FIR



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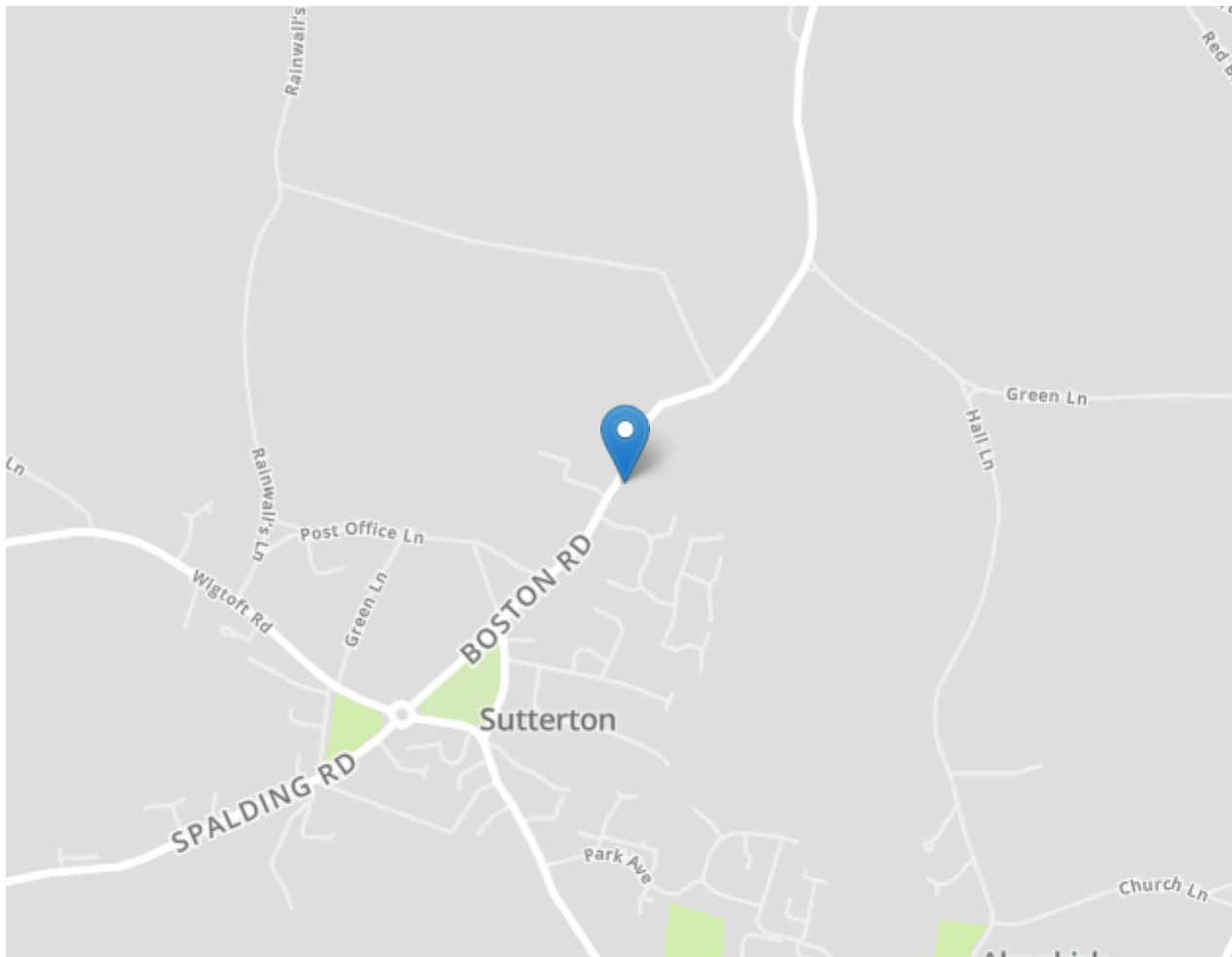
## AGENT'S NOTES

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. 116.7 sq. metres (1256.0 sq. feet)



Total area: approx. 116.7 sq. metres (1256.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	