



**£265,000**

16 Chapelgate, Sutterton, Boston, Lincolnshire PE20 2NY

**SHARMAN BURGESS**

**16 Chapelgate, Sutterton, Boston,  
Lincolnshire PE20 2NY  
£265,000 Freehold**

**ACCOMMODATION**

**L-SHAPED ENTRANCE HALL**

Having partially obscure glazed front entrance door with obscure glazed side panel, Karndean flooring, radiator, coved cornice, two ceiling light points, access to roof space, wall mounted central heating thermostat, airing cupboard housing the hot water cylinder with slatted linen shelving within.

**LOUNGE**

15' 8" (maximum) x 12' 8" (maximum) (4.78m x 3.86m)

Having dual aspect windows, radiator, coved cornice, ceiling light point, additional wall light points, TV aerial point, fireplace with fitted hearth and display surround and space for electric fire.

An extremely well presented detached bungalow, situated on a corner plot in a cul-de-sac location within the popular village of Sutterton. Accommodation comprises an entrance hall with Karndean flooring, lounge, kitchen diner, utility room, three bedrooms, with en-suite shower room to bedroom one and a family bathroom. Further benefits include a driveway, single garage with remote controlled roller door, oil central heating, uPVC double glazing and enclosed rear garden.



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### KITCHEN DINER

13' 2" (maximum) x 8' 8" (4.01m x 2.64m)

Having counter tops, inset stainless steel one and a half bowl sink and drainer with mixer tap, range of base level units, drawer units and matching eye level wall units, wall mounted Warmflow oil central heating boiler, plumbing for dishwasher, integrated oven and grill, four ring electric hob with stainless steel fume extractor above, integrated fridge, window to rear elevation, radiator, coved cornice, ceiling mounted strip light, wall mounted electric fuse box.

### UTILITY ROOM

5' 9" (maximum) x 5' 8" (maximum) (1.75m x 1.73m)

Having roll edge work surface with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, further wall mounted units, plumbing for automatic washing machine, tiled floor, radiator, coved cornice, ceiling light point, extractor fan, window to rear elevation, obscure glazed entrance door.

### BEDROOM ONE

10' 3" (maximum) x 12' 3" (maximum) (3.12m x 3.73m)

Having window to rear elevation, radiator, coved cornice, ceiling light point.

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower within and bi-fold shower screen, obscure glazed window to rear elevation, radiator, electric shaver point, coved cornice, ceiling light point, extractor fan.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM TWO

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

Having window to front elevation, radiator, coved cornice, ceiling light point.

### BEDROOM THREE

9' 2" x 8' 4" (2.79m x 2.54m)

Currently used as a dining room. Having window to front elevation, radiator, coved cornice, ceiling light point.

### FAMILY BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, panelled bath with mixer tap and wall mounted shower attachment and fitted shower screen, tiled floor, extended tiled splashbacks, radiator, coved cornice, ceiling light point, extractor fan, obscure glazed window to rear elevation.

### EXTERIOR

The property is situated on a corner plot, with lawned gardens to the front with plant and shrub borders and paved access leading to the front entrance door. A dropped kerb leads to the driveway and extends to the right hand side of the bungalow providing parking as well as vehicular access to the: -

### DETACHED SINGLE GARAGE

Of brick and tile construction with remote controlled roller door, personnel door to garden, served by power and lighting.

### REAR GARDEN

Initially comprising a paved patio seating area leading to two sections of shaped lawn and a further paved patio seating area providing entertaining space. The garden benefits from flower and shrub borders, a garden shed and a timber summerhouse. The garden is fully enclosed and served by external tap and lighting.

### SERVICES

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

### REFERENCE

27112024/28250842/PRI



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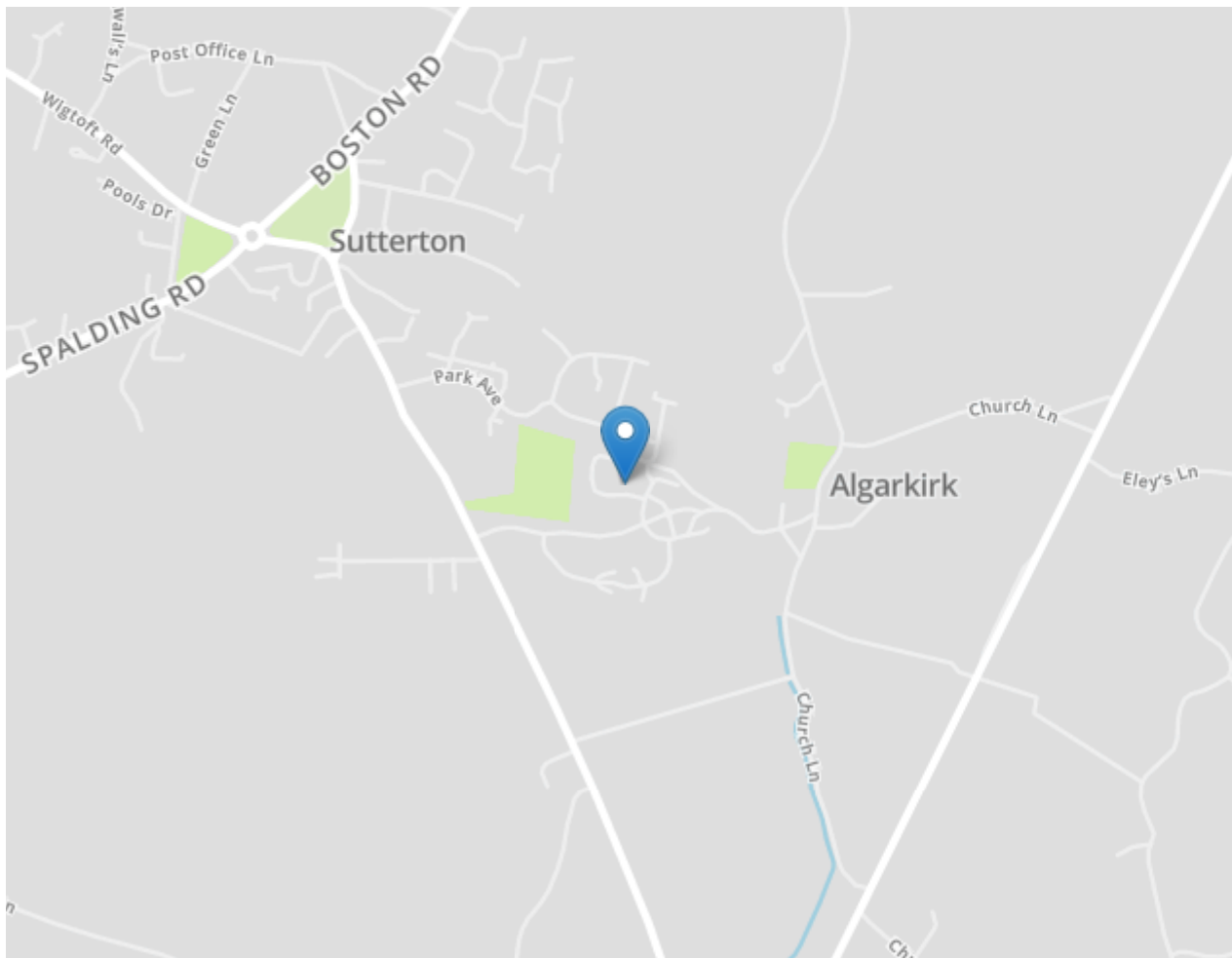
## AGENT'S NOTES

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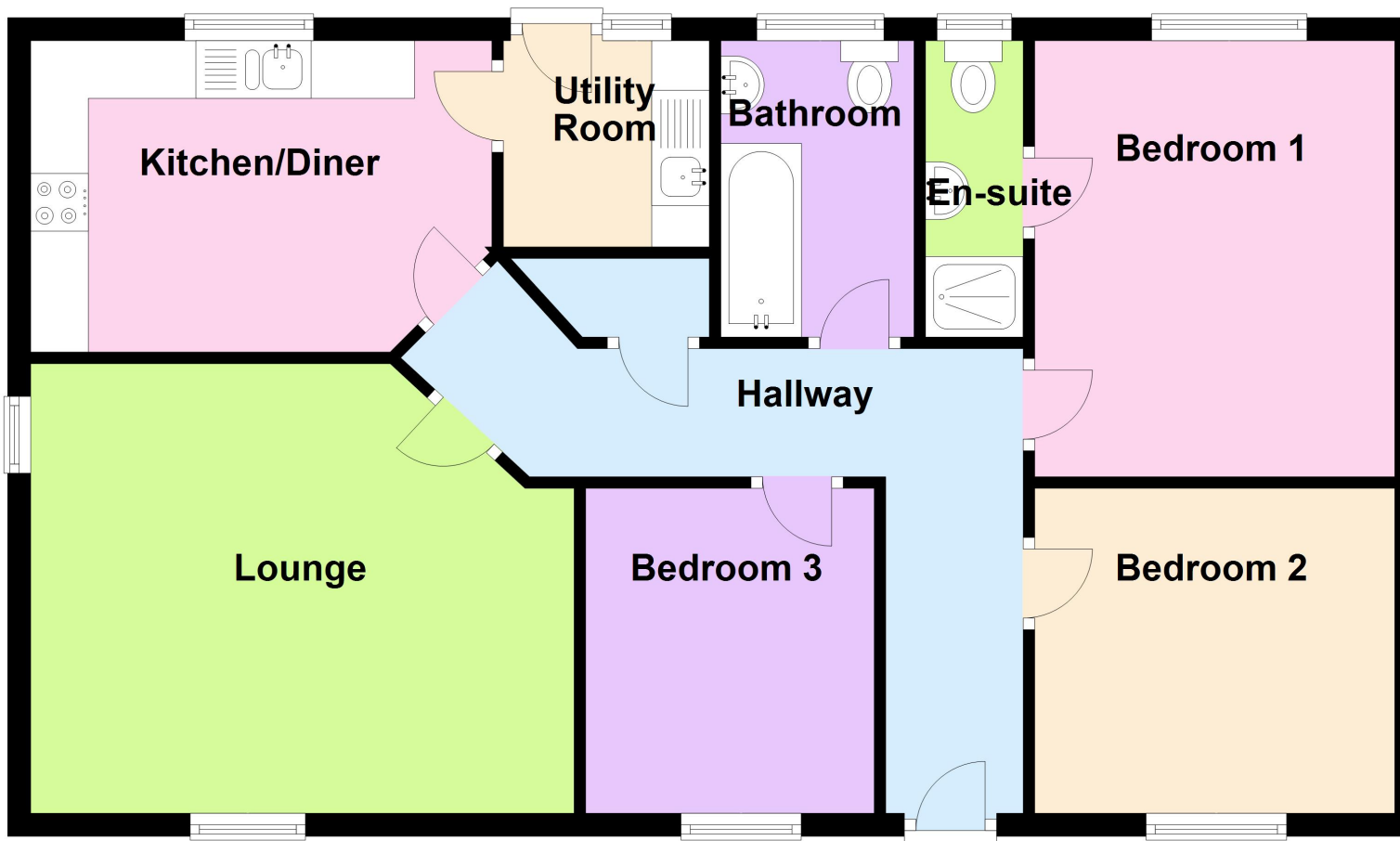
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

# Ground Floor

Approx. 79.3 sq. metres (854.0 sq. feet)



Total area: approx. 79.3 sq. metres (854.0 sq. feet)



t: 01205 361161  
 e: sales@sharmanburgess.com  
 www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	