



£235,000

3 Churchgate, Sutterton, Boston, Lincolnshire PE20 2NS

SHARMAN BURGESS

**3 Churchgate, Sutterton, Boston, Lincolnshire
PE20 2NS
£235,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, radiator, coved cornice, ceiling light point.

LOUNGE

17'8" x 10'9" (5.38m x 3.28m)

Having dual aspect windows, two radiators, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, fitted electric fireplace with display surround.

An impressive detached property situated on a corner plot, having been extended to the rear and benefitting from an approximate south facing garden to the rear. The modern accommodation comprises an entrance hall, lounge, kitchen diner, sun room, ground floor cloakroom, three bedrooms to the first floor, en-suite shower room to bedroom one, family bathroom. Further benefits include a gravelled driveway to the rear, detached garage, oil central heating and uPVC double glazing.



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KITCHEN DINER

17'8" (maximum) x 11'3" (maximum) (5.38m x 3.43m)

Having a modern fitted kitchen comprising counter tops with inset one and a half bowl sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine. Flavell range cooker (to be included in the sale) with electric double oven, grill, warming tray and electric hob with illuminated fume extractor above. Integrated microwave oven, space for American style fridge freezer, wall mounted oil central heating boiler, coved cornice, two ceiling light points, tiled floor, window to front elevation, French doors through to Sun Room.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wall mounted wash hand basin with tiled splashback, push button WC, obscure glazed window to rear, coved cornice, ceiling light point, heated towel rail.

SUN ROOM

10'0" x 9'7" (3.05m x 2.92m)

Of brick and uPVC double glazed construction with roof lantern. Having French doors leading to the rear garden, served by power and recessed lighting.

FIRST FLOOR LANDING

Having window to rear elevation, radiator, coved cornice, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

11'0" x 10'4" (3.35m x 3.15m)

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



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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 and tiled splashback, corner shower cubicle with wall mounted mains fed shower with hand held shower attachment within and fitted shower screen, heated towel rail, coved cornice, ceiling light point, obscure glazed window to front elevation, extractor fan.

BEDROOM TWO

10' 8" x 11' 5" (3.25m x 3.48m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobe.

BEDROOM THREE

7' 5" x 6' 11" (2.26m x 2.11m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin, panelled bath, tiled splashbacks, obscure glazed window to rear elevation, coved cornice, ceiling light point, extractor fan, heated towel rail.

EXTERIOR

The property sits on a corner plot and enjoys views of the village green to the front. The front garden is laid to lawn with established tree set within. Paved access leads to the front entrance door and the garden is enclosed by wrought iron fencing to the front boundary. Vehicular access is the rear of the property and benefits from a wider than average gravelled driveway, providing off road parking as well as access to the: -

DETACHED GARAGE

18' 0" x 9' 3" (5.49m x 2.82m)

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

REAR GARDEN

Enjoying an approximate south facing aspect and being laid to areas of lawns with established mature borders housing a variety of plants, shrubs and trees. Paved sections provide ideal seating spaces. The garden is enclosed by a mixture of fencing and hedging and is served by an external tap and lighting. Gated access leads to the rear driveway.

SERVICES

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

REFERENCE

29122025/28947179/BAX



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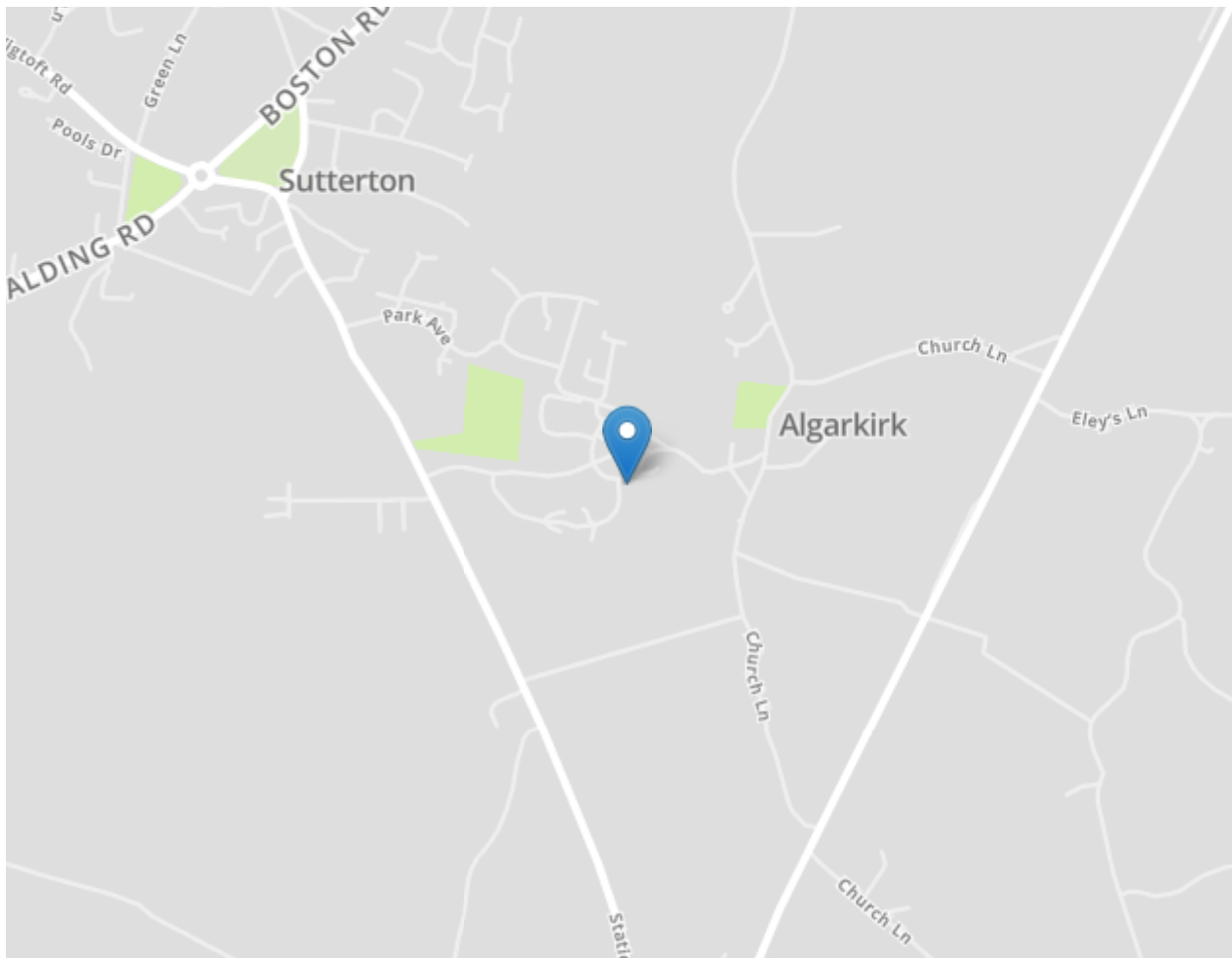
AGENT'S NOTES

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.

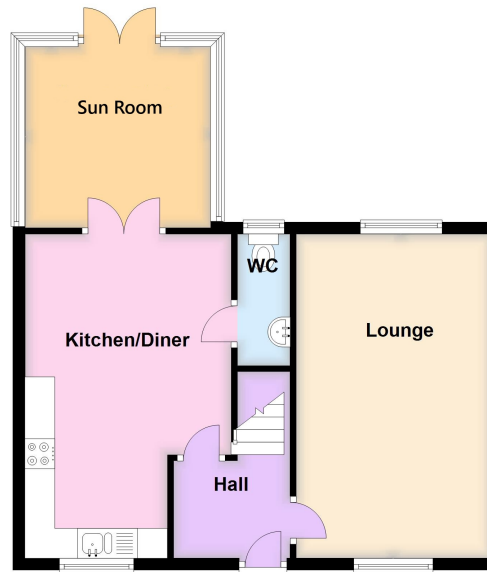
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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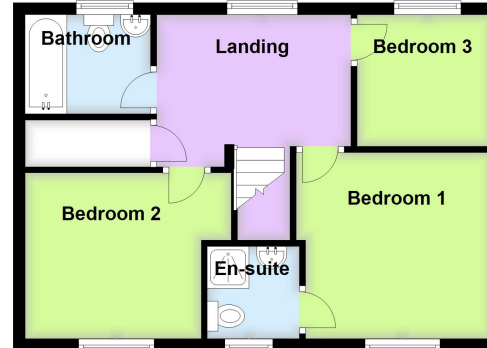
Ground Floor

Approx. 51.8 sq. metres (558.0 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



Total area: approx. 94.3 sq. metres (1015.4 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	