



£239,950

23 Post Office Lane, Sutterton, Boston, Lincolnshire PE20 2EB

SHARMAN BURGESS

**23 Post Office Lane, Sutterton, Boston,
Lincolnshire PE20 2EB
£239,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door and obscure glazed window to the side, wood effect laminate flooring, radiator, staircase leading off, wall mounted Hive central heating thermostat.

OFFICE/GAMING ROOM

14' 3" (maximum) x 7' 5" (4.34m x 2.26m)

Having window to side aspect, radiator, ceiling recessed lighting.

An extremely well presented detached property with an approximate south facing rear garden. The property is well appointed throughout and offers great family living accommodation comprising an entrance hall, lounge, dining room, office/gaming room, refitted kitchen, utility room and ground floor cloakroom. To the first floor are three bedrooms arranged off a landing and a family bathroom. Further benefits include a driveway providing ample off road parking, LPG central heating and uPVC double glazing. The property is situated in a highly sought after location in the village of Sutterton.



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LOUNGE

14' 2" (maximum) x 11' 6" (maximum) (4.32m x 3.51m)
 Having window to front aspect, radiator, ceiling light point, fitted log burner with tiled surround and hearth, TV aerial point, archway through to: -

DINING ROOM

9' 4" x 8' 5" (2.84m x 2.57m)
 Having radiator, ceiling light point, bi-fold doors leading to the rear garden, fitted Oak work surface with matching upstand and base level storage units beneath.

KITCHEN

9' 4" (maximum) x 9' 0" (maximum) (2.84m x 2.74m)
 Having a well appointed, modern fitted kitchen comprising Oak work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units, integrated dishwasher, integrated double oven and grill, four ring hob with illuminated fume extractor above, space for twin height fridge freezer, window to rear aspect, ceiling light point, wall mounted Worcester LPG central heating boiler, radiator, built-in pantry cupboard with shelving within.

UTILITY ROOM

7' 2" x 5' 8" (2.18m x 1.73m)
 Having Oak work surface with tiling above, plumbing for automatic washing machine, space for tumble dryer, further base units and drawer units, fitted larder style storage unit, dual aspect windows, ceiling light point, door to exterior. Door to: -



**SHARMAN
BURGESS** Est 1996

GROUND FLOOR CLOAKROOM

Being fitted with a modern two piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, ceiling light point, obscure glazed window.

FIRST FLOOR LANDING

Having access to roof space, window to side aspect, ceiling light point.

BEDROOM ONE

13' 3" (maximum) x 9' 8" (maximum) (4.04m x 2.95m)

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

BEDROOM TWO

10' 6" (maximum) x 9' 8" (maximum) (3.20m x 2.95m)

Having window to rear aspect, radiator, ceiling light point.

BEDROOM THREE

9' 8" (maximum) x 7' 9" (maximum) (2.95m x 2.36m)

Having window to front aspect, radiator, ceiling light point, built-in over bulkhead storage cupboard.

BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, push button WC, panelled bath with mixer tap and hand held shower attachment and a wall mounted Triton electric shower above, radiator, ceiling light point, obscure glazed window, linen cupboard with slatted shelving within.

EXTERIOR

To the front, the property has a dropped kerb leading to a gravelled driveway which provides off road parking and hardstanding. There is a lawned front garden with shrub border and low level fencing to the front boundary.

The rear garden benefits from an approximate south facing aspect, initially laid to a paved patio seating area leading to the remainder of the garden which is predominantly laid to lawn with flower and shrub borders. The garden is served by outside tap and lighting, is fully enclosed and also houses a timber garden shed. Also within the garden is a further feature paved seating area with covered pergola above.

SERVICES

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

REFERENCE

04062024/27772738/BAR



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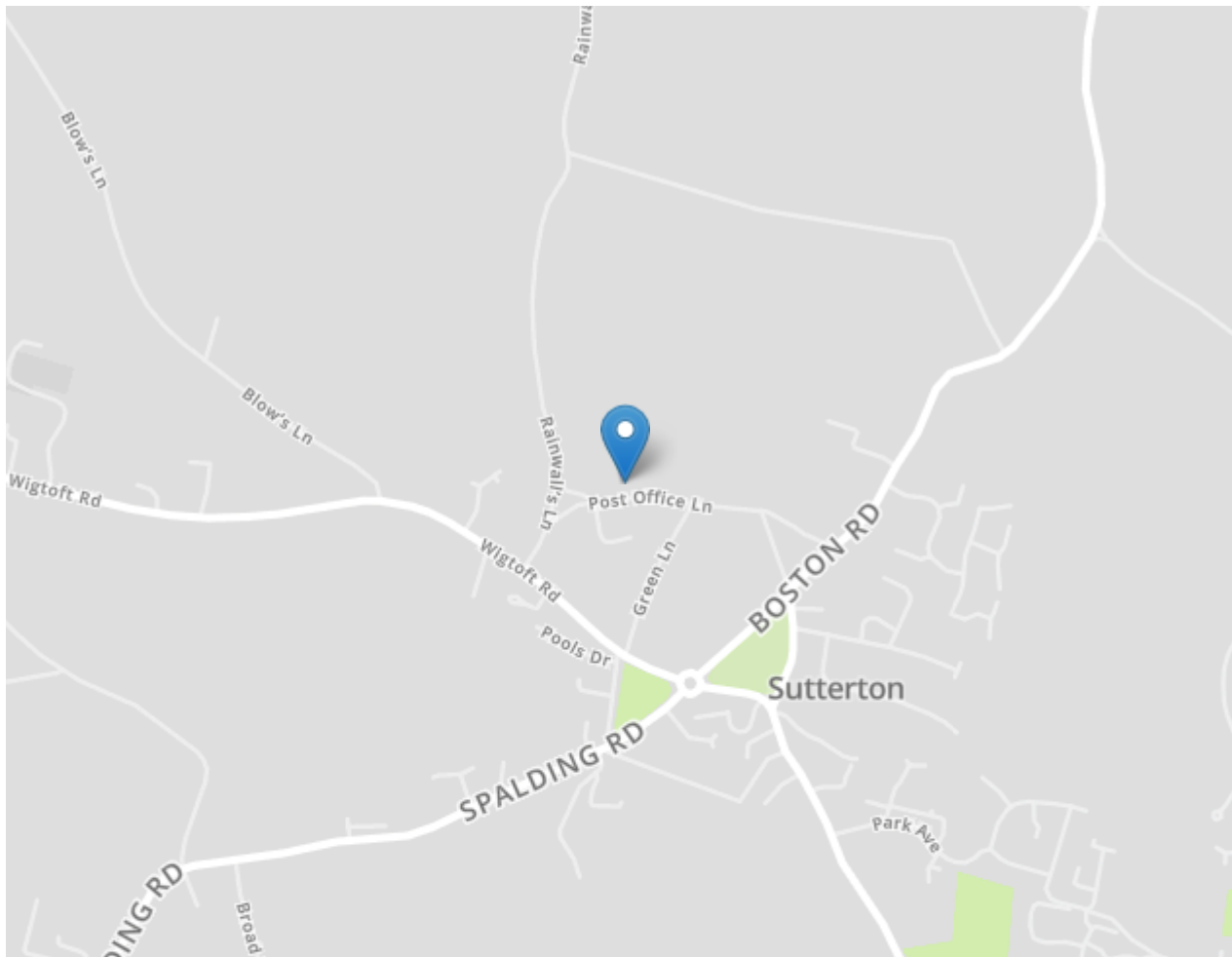
AGENT'S NOTES

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.

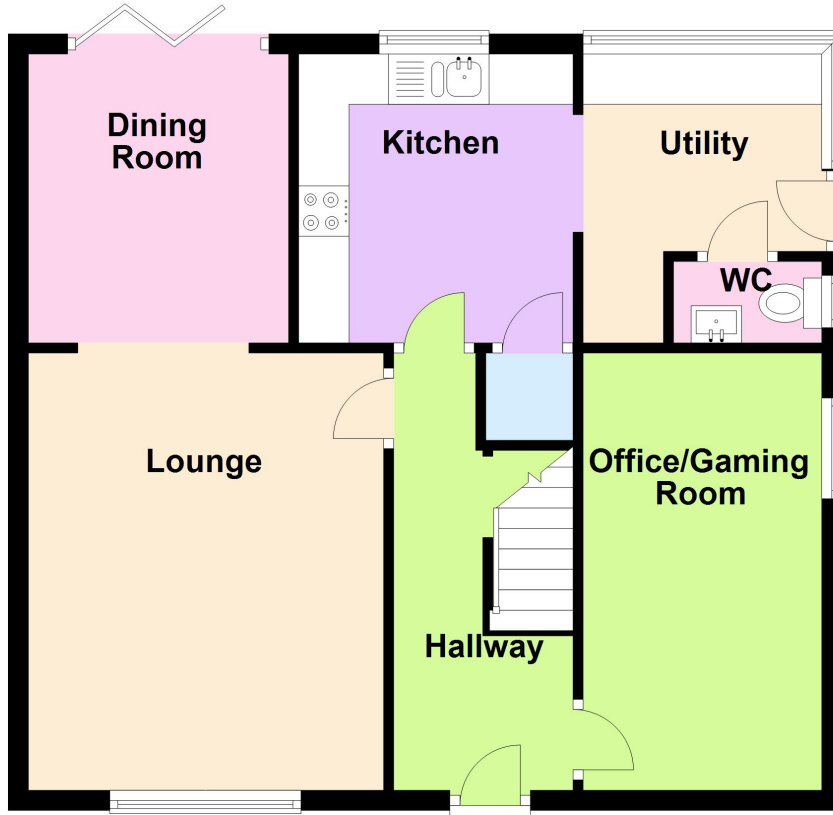
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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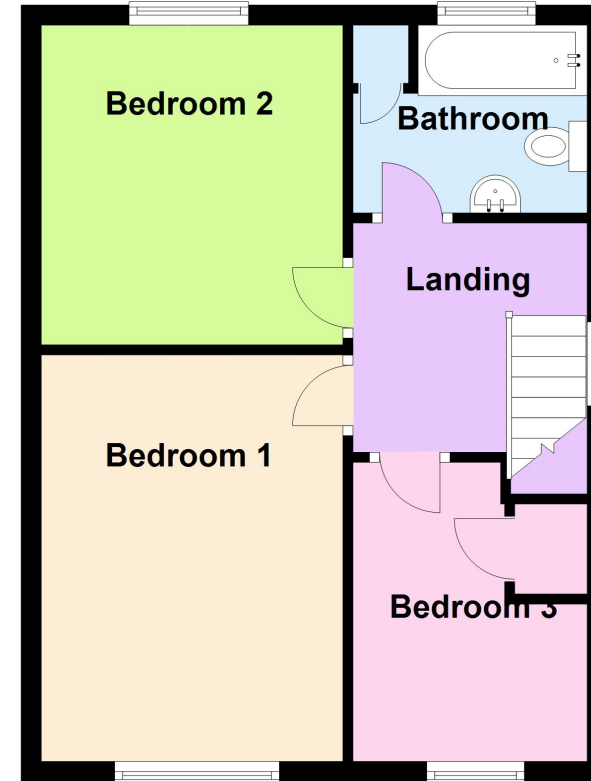
Ground Floor

Approx. 57.6 sq. metres (620.5 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.0 sq. feet)



Total area: approx. 97.3 sq. metres (1047.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			