



**£310,000**

28 Monarchs Road, Sutterton, Boston, Lincolnshire PE20 2HJ

**SHARMAN BURGESS**



**28 Monarchs Road, Sutterton, Boston,  
Lincolnshire PE20 2HJ  
£310,000 Freehold**

#### ACCOMMODATION

##### ENTRANCE HALL

10' 1" (maximum) x 9' 5" (maximum) (3.07m x 2.87m)

Having partially obscure glazed front entrance door, radiator, coved cornice, ceiling light point, staircase rising to first floor, wall mounted central heating thermostat, built-in under stairs storage cupboard.

A superb detached family home situated in a cul-de-sac location in the popular village of Sutterton, offering good sized living accommodation arranged over three floors comprising entrance hall, living room with both seating and dining areas, office, breakfast kitchen, utility room, ground floor cloakroom, five double bedrooms, with dressing area and en-suite to bedroom one, family bathroom and family shower room. Further benefits include driveway and double garage to the rear, enclosed rear garden and oil central heating.



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### LIVING ROOM

22' 6" (maximum) x 11' 7" (maximum including chimney breast) (6.86m x 3.53m)

Comprising both seating and dining areas. Having window to front elevation, French doors leading to the rear garden, two radiators, coved cornice, two ceiling light points, TV aerial point, feature fireplace with tiled inset, fitted hearth and log burner.

### OFFICE

10' 11" x 9' 9" (3.33m x 2.97m)

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

### BREAKFAST KITCHEN

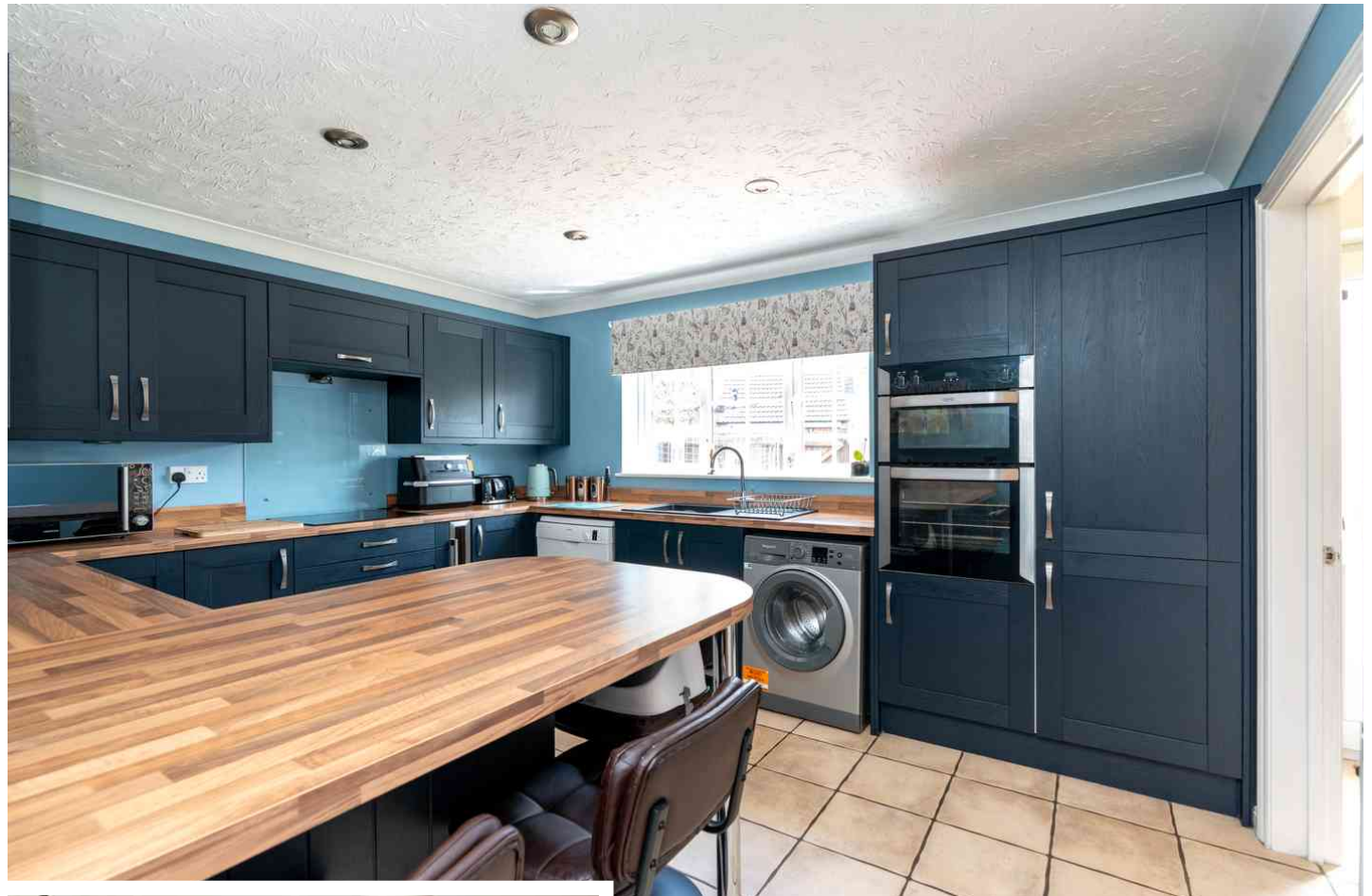
13' 3" x 11' 10" (4.04m x 3.61m)

Having counter tops with matching upstands, inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, plumbing for dishwasher, space for tumble dryer, integrated double oven and grill, integrated four ring electric hob with glass splashback, return work surface providing breakfast bar, tiled floor, radiator, coved cornice, ceiling recessed lighting, window to rear elevation.

### UTILITY ROOM

5' 11" x 5' 7" (1.80m x 1.70m)

Having space for American style fridge freezer, tiled floor, obscure glazed rear entrance door, coved cornice, ceiling light point, extractor fan, wall mounted Grant oil central heating boiler.



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### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC, pedestal wash hand basin with tiled splashback, radiator, coved cornice, ceiling light point, extractor fan, tiled floor.

### FIRST FLOOR LANDING

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within, staircase rising to second floor.

### BEDROOM ONE

22' 7" (maximum taken into dressing area) x 11' 6" (maximum)  
(6.88m x 3.51m)

Having dual aspect windows, two radiators, coved cornice, two ceiling light points. The dressing area comprises two double wardrobes with hanging rails and shelving within.

### EN-SUITE SHOWER ROOM

5' 5" x 8' 10" (1.65m x 2.69m)

Having walk-in shower area with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, pedestal wash hand basin with mixer tap, WC, tiled floor, radiator, electric shaver point, extractor fan, coved cornice, ceiling recessed lighting, obscure glazed window to rear elevation.

### BEDROOM FOUR

9' 10" x 10' 7" (3.00m x 3.23m)

Having window, coved cornice, ceiling light point, radiator, built-in double wardrobe with hanging rail and shelving within.







#### **BEDROOM FIVE**

9' 10" x 8' 11" (3.00m x 2.72m)

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

#### **BATHROOM**

8' 1" (measurement taken to sink) x (including shower) 9' 6" (2.46m x 2.90m)

Having panelled bath with mixer tap, walk-in shower area with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, pedestal wash hand basin with mixer tap, WC, heated towel rail, extractor fan, coved cornice, ceiling recessed lighting.

#### **SECOND FLOOR LANDING**

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

#### **BEDROOM TWO**

18' 11" (maximum into window area) x 9' 10" (5.77m x 3.00m)

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

#### **BEDROOM THREE**

18' 10" (maximum into window area) x 11' 7" (including chimney breast) (5.74m x 3.53m)

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



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### SHOWER ROOM

9' 9" x 7' 11" (with reduced head height) (2.97m x 2.41m)

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower with fitted shower screen, WC, pedestal wash hand basin, heated towel rail, coved cornice, extractor fan, ceiling recessed lighting, electric shaver point, Velux window.

### EXTERIOR

To the rear, a tarmac driveway provides off road parking as well as access to the: -

### DOUBLE GARAGE

18' 5" x 17' 0" (5.61m x 5.18m)

Having two up and over doors, served by power and lighting.

### REAR GARDEN

Being initially laid to a paved patio seating area with block paved pathway leading to the rear entrance gate. There are two sections of lawn and paved hardstanding suitable for a shed. The garden is fully enclosed by fencing and served by outside tap and lighting.

### SERVICES

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

### REFERENCE

30062025/29160161/HAR



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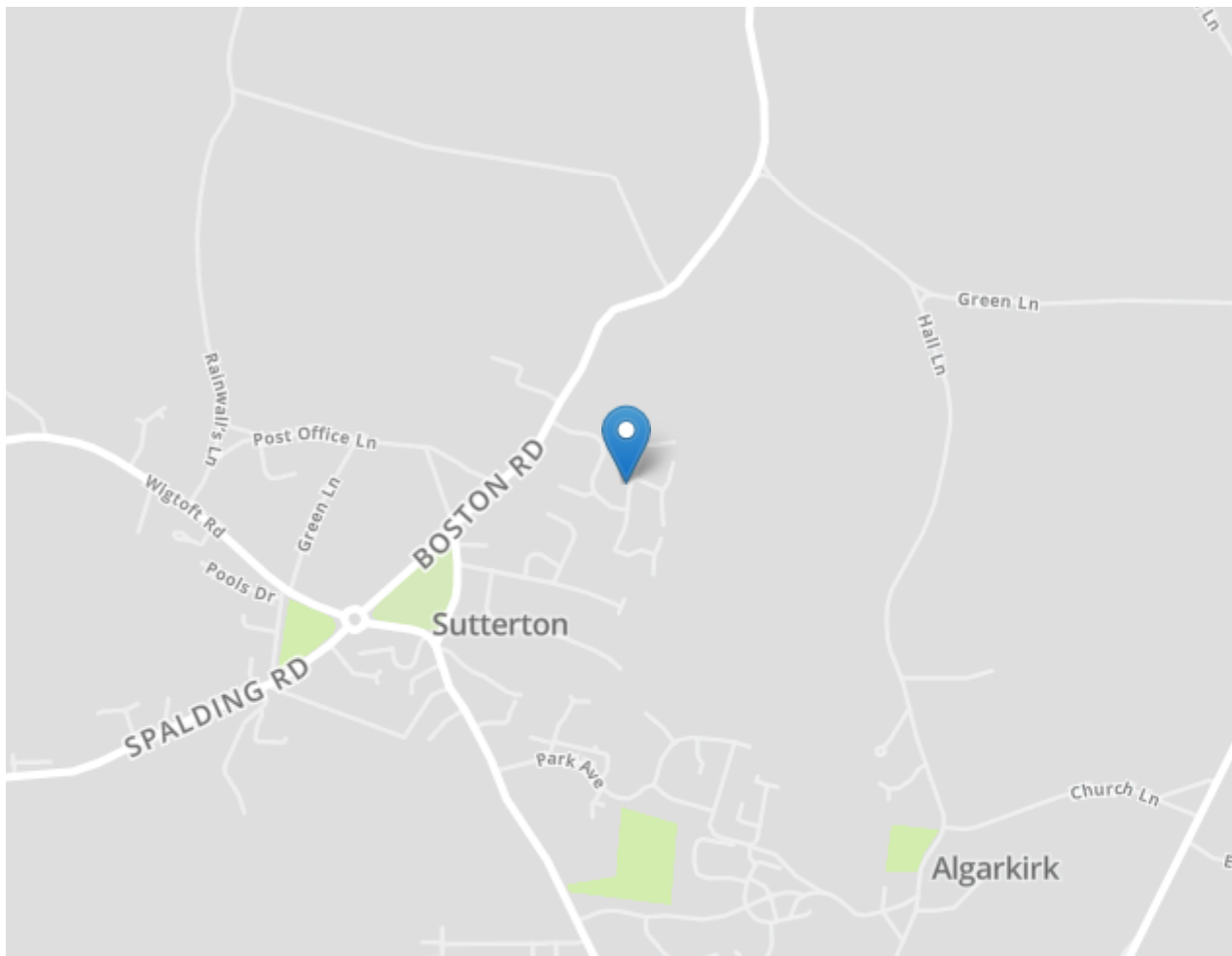
## AGENT'S NOTES

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.

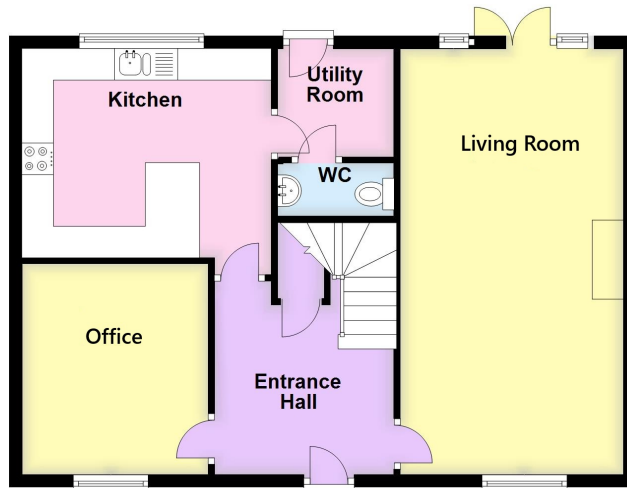


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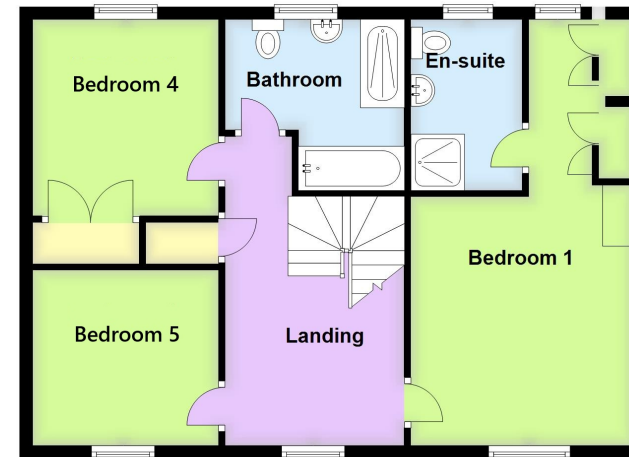
### Ground Floor

Approx. 64.2 sq. metres (691.4 sq. feet)



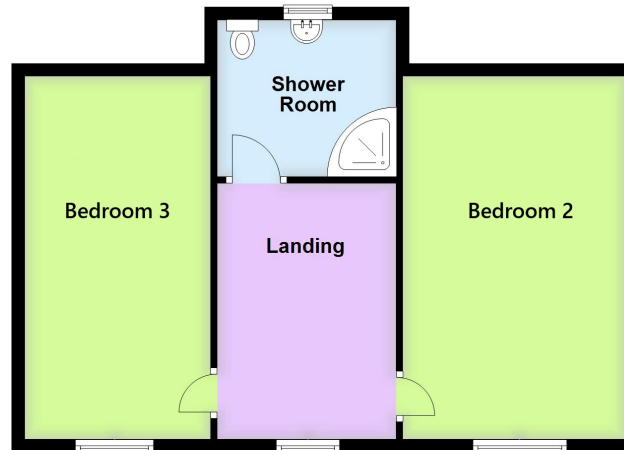
### First Floor

Approx. 64.2 sq. metres (691.4 sq. feet)



### Second Floor

Approx. 57.3 sq. metres (616.8 sq. feet)



Total area: approx. 185.8 sq. metres (1999.5 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>		
(55-68)	<b>D</b>	67	76
(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	