



**£289,995**

15 St Mary's Drive, Sutterton, Boston, Lincolnshire PE20 2LU

**SHARMAN BURGESS**



**15 St Mary's Drive, Sutterton, Boston,  
Lincolnshire PE20 2LU  
£289,995 Freehold**

#### ACCOMMODATION

##### ENTRANCE HALL

Having front entrance door, coved cornice, staircase rising to first floor, radiator, telephone point.

##### LOUNGE

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

Having dual aspect double glazed windows, radiator, TV aerial point, coved cornice, ceiling light point, additional wall light points.

A modern, extended detached property situated on a corner plot within the popular village of Sutterton. Accommodation comprises an entrance hall, lounge, kitchen, dining room, ground floor cloakroom, four bedrooms to the first floor, with en-suite shower room to bedroom one and a family bathroom. Further benefits include off road parking, detached garage, gardens to front, side and rear, oil central heating.



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### KITCHEN

17'8" x 11'4" (maximum) (5.38m x 3.45m)

Having been refitted and comprising areas of work surface, inset composite one and a half bowl sink and drainer with Quooker instant hot tap, splash boarding, a range of wall and base level storage unit, deep drawer units, integrated four ring induction hob with extractor above, integrated oven and microwave, space for American style fridge freezer, space and plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted central heating boiler, coved cornice, wall mounted panel radiator, tile effect laminate flooring, window to front elevation, door to cloakroom, open through to dining room.

### CLOAKROOM

Being fitted with a low level WC, pedestal wash hand basin with tiled splashback, radiator, coved cornice.

### DINING ROOM

12'11" x 12'8" (3.94m x 3.86m)

Having tile effect laminate flooring, dual aspect double glazed windows, fully glazed uPVC rear entrance door, TV aerial point, ceiling recessed spotlights.

### FIRST FLOOR LANDING

Having door to airing cupboard.

### BEDROOM ONE

10'5" x 11'0" (3.17m x 3.35m)

Having double glazed window to front elevation, radiator, coved cornice, TV connection point, door to: -



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#### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising low level WC, shower cubicle with mains fed shower within, wall mounted wash hand basin, tiled splashbacks, radiator, extractor fan, coved cornice, double glazed window to front elevation, electric shaver point.

#### BEDROOM TWO

13'0" x 12'8" (3.96m x 3.86m)

Having dual aspect double glazed windows, TV aerial point, ceiling recessed spotlights, ceiling mounted infrared heater.

#### BEDROOM THREE

8'10" x 11'7" (maximum to door recess) (2.69m x 3.53m)

Having double glazed window to front elevation, radiator, built-in wardrobe, TV aerial point.

#### BEDROOM FOUR

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

Having double glazed window to rear elevation, coved cornice, radiator, TV aerial point.

#### BATHROOM

Being fitted with a modern suite comprising P-shaped panelled bath with mains fed rainfall shower and hand held shower attachment, low level WC, wash hand basin inset to vanity unit, fully tiled walls, ceiling recessed spotlights, extractor fan, wall mounted heated towel rail, tiled floor, electric shaver point.

#### EXTERIOR

To the front, the property is laid to two sections of lawn, with pathway leading to the front entrance door. To the left hand side of the property is a gravelled driveway which provides off road parking for two cars as well as vehicular access to the: -

#### DETACHED SINGLE GARAGE

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

#### REAR GARDEN

Being initially laid to raised decked and paved patio seating areas leading to a shaped lawn area and further artificial turfed area. The garden houses the external oil tank which is situated to the rear of the garage and concealed by fencing.

#### SERVICES

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

#### REFERENCE

17062025/29204827/MUR





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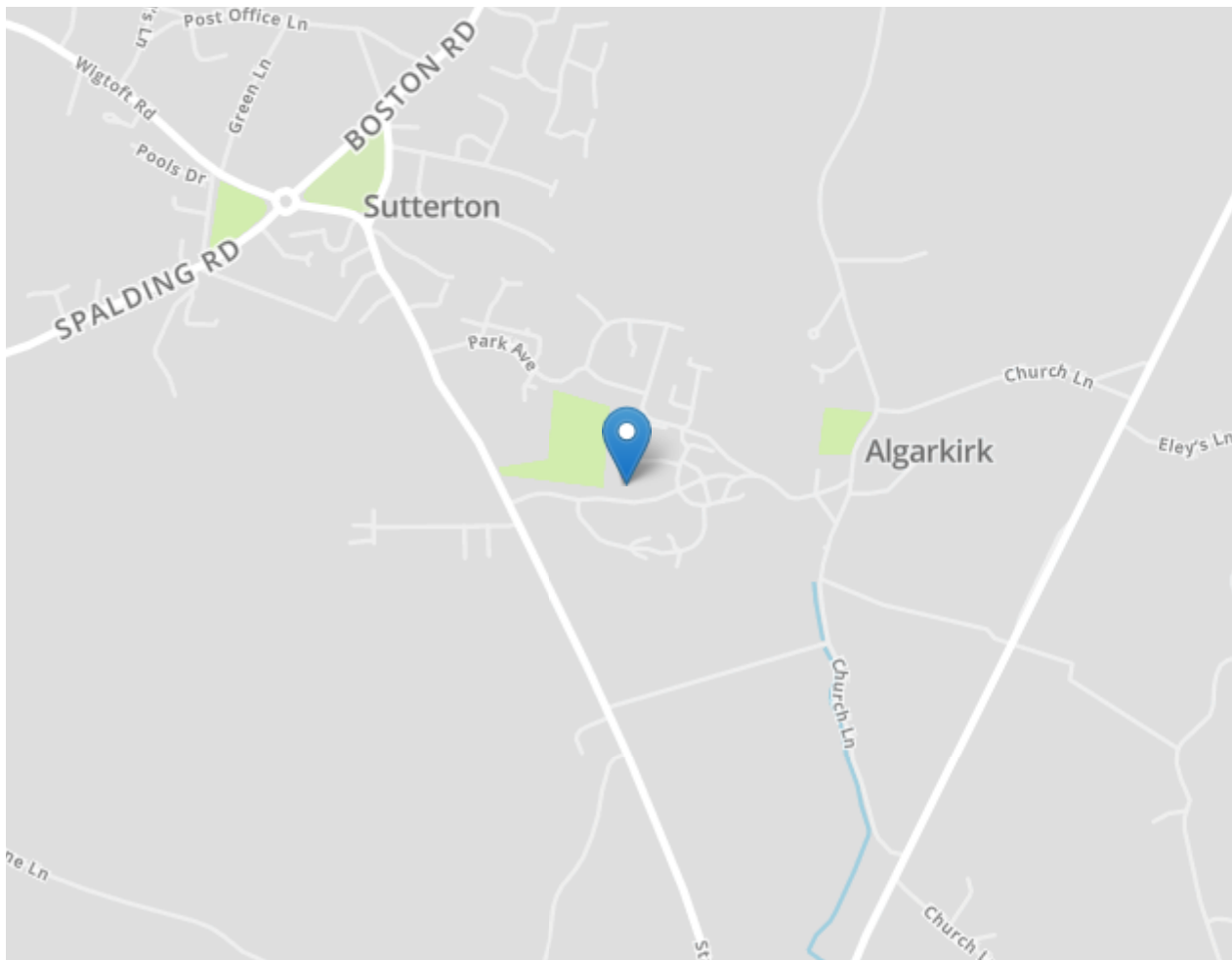
## AGENT'S NOTES

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.

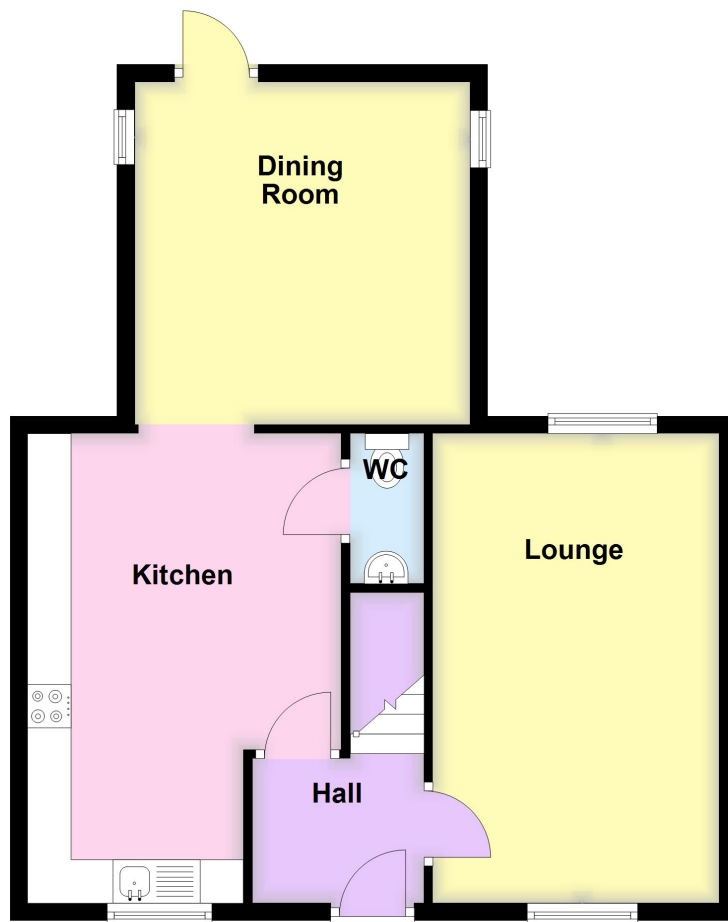


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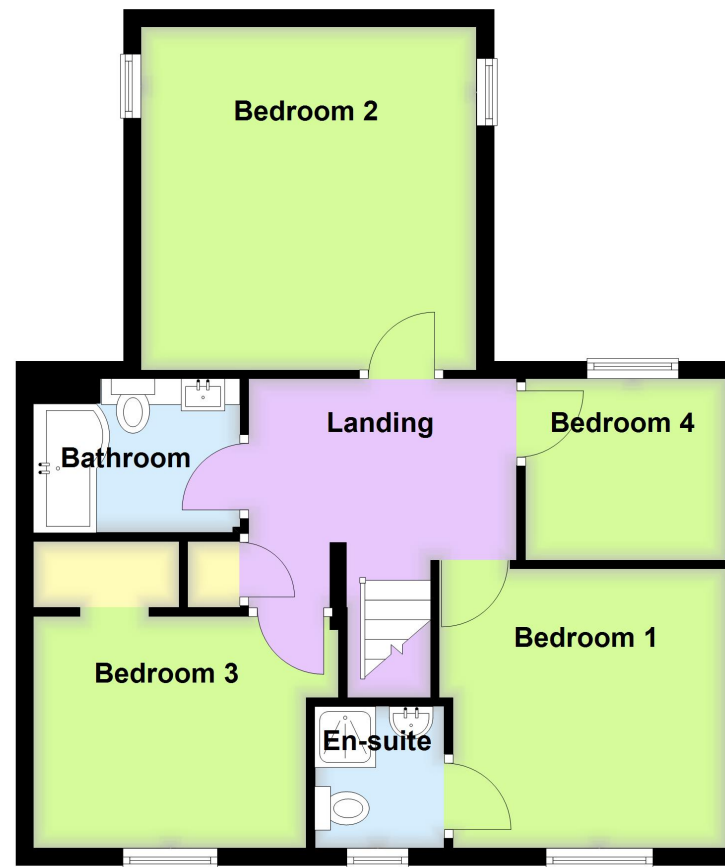
## Ground Floor

Approx. 57.5 sq. metres (619.1 sq. feet)



## First Floor

Approx. 58.5 sq. metres (629.2 sq. feet)



Total area: approx. 116.0 sq. metres (1248.3 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>		
(39-54) <b>E</b>	56	73
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		