



**£265,000**

Waterford, Spalding Road, Sutterton, Boston, Lincolnshire PE20 2EX

**SHARMAN BURGESS**

**Waterford, Spalding Road, Sutterton, Boston,  
Lincolnshire PE20 2EX  
£265,000 Freehold**

**ACCOMMODATION**

**OPEN STORM PORCH**

With front entrance door with obscure glazing and coloured glass detailing leading through to: -

**ENTRANCE HALL**

Having staircase leading off, wall mounted coat hooks, ceiling light point, coved cornice, Dimplex electric night storage heater.

**GROUND FLOOR WET ROOM**

Having multi function toilet, wall mounted wash hand basin, shower area with wall mounted electric shower, non slip flooring, tiled walls, ceiling recessed lighting, extractor fan, heated towel rail.

A beautiful semi-detached period property situated on a large plot of approximately 0.25 Acres (s.t.s) with additional outbuildings/workshops and a large polytunnel. Accommodation comprises an entrance hall, ground floor wet room, lounge, dining room and a large breakfast kitchen, then arranged over two further floors are four bedrooms and two further bathroom. Further benefits include a large driveway, flexible living accommodation and garden providing excellent outdoor space.



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### DINING ROOM

12' 9" (maximum) x 12' 0" (maximum into chimney breast)  
(3.89m x 3.66m)

Having dual aspect windows, Dimplex electric night storage heater, coved cornice, ceiling light point. Archway through to: -

### LOUNGE

13' 6" (maximum into bay window) x 12' 0" (maximum including chimney breast) (4.11m x 3.66m)

Having feature bay window to front aspect, coved cornice, ceiling light point with ornamental ceiling rose, TV aerial point, feature open fireplace with fitted inset and hearth and display surround.

### BREAKFAST KITCHEN

20' 2" x 9' 8" (6.15m x 2.95m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel 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, space for fridge or freezer, integrated waist height double oven and grill, integrated electric hob with illuminated fume extractor above, plumbing for automatic washing machine, plumbing for dishwasher, Dimplex electric night storage radiator, coved cornice, ceiling light point, two ceiling mounted strip lights, access to roof space, two windows to side aspect, French doors leading to the rear garden.



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### REAR ENTRANCE

6' 2" x 5' 7" (1.88m x 1.70m)

Having rear entrance door, dual aspect windows, counter top with base level storage units beneath, ceiling light point, polycarbonate roof.

### STAIRS AND HALF LANDING

With door to: -

### BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath with wall mounted electric shower, fully tiled walls, coved cornice, ceiling light point, window to rear aspect, heated towel rail.



### FIRST FLOOR LANDING

Having ceiling light point, wall mounted electric fuse box, Dimplex electric night storage radiator.

### BEDROOM ONE

12' 0" (maximum including chimney breast) x 12' 9" (3.66m x 3.89m)

Having window to rear aspect, coved cornice, ceiling light point, Dimplex electric night storage radiator.

### BEDROOM TWO

13' 6" (maximum into bay window) x 10' 2" (maximum including chimney breast) (4.11m x 3.10m)

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



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### **BEDROOM THREE**

7' 9" (maximum) x 7' 10" (maximum) (2.36m x 2.39m)

Having window to front aspect, coved cornice, ceiling light point, wall mounted Airmaster electric heater.

### **STAIRS AND HALF LANDING**

With door to: -

### **BATHROOM**

Being fitted with a three piece suite comprising panelled bath with mixer tap and hand held shower attachment, push button WC, pedestal wash hand basin with mixer tap, Velux window, heated towel rail, wall mounted light, fully tiled walls.

### **SECOND FLOOR LANDING**

Having light point, door to: -

### **BEDROOM FOUR**

13' 9" (with reduced head height) x 12' 0" (4.19m x 3.66m)

Having window to side aspect, access to roof space, ceiling light point, wall mounted electric heater.

### **EXTERIOR**

The property is situated on a plot of approximately 0.25 Acres (s.t.s) and is approached over a dropped kerb leading to a gravelled driveway which provides off road parking and extends to the left hand side of the property, through wrought iron gates and into the rear, giving vehicular access to the: -

### **GARAGE**

15' 9" x 10' 1" (4.80m x 3.07m)

Of timber construction with double doors. Served by power and lighting.



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### REAR GARDEN

Being a particular feature of the property is the large garden with outbuildings including a polytunnel. To the immediate rear of the property is a raised decked sheltered seating area providing entertaining space, with sections of hardstanding including paved patio seating area and flower and shrub borders. A further paved section with mature wisteria above provides an ideal location for additional seating, opening to the larger expanse of the garden which is predominantly laid to lawn, with flower and shrub borders and also a large raised planter. The garden is fully enclosed by fencing.

### LARGE TIMBER WORKSHOP

19' 7" (maximum) x 11' 7" (maximum) (5.97m x 3.53m)

Served by power and lighting, windows and personnel door, additional double doors leading to the garden.

### POLYTUNNEL

With additional raised beds to the rear.

### STORE

Of corrugated sheet metal construction.

### SERVICES

Mains water, electricity and drainage are connected to the property. The kitchen houses a hot water cylinder and the property is heated by electric night storage radiators.

### REFERENCE

20022024/27646905/CLA



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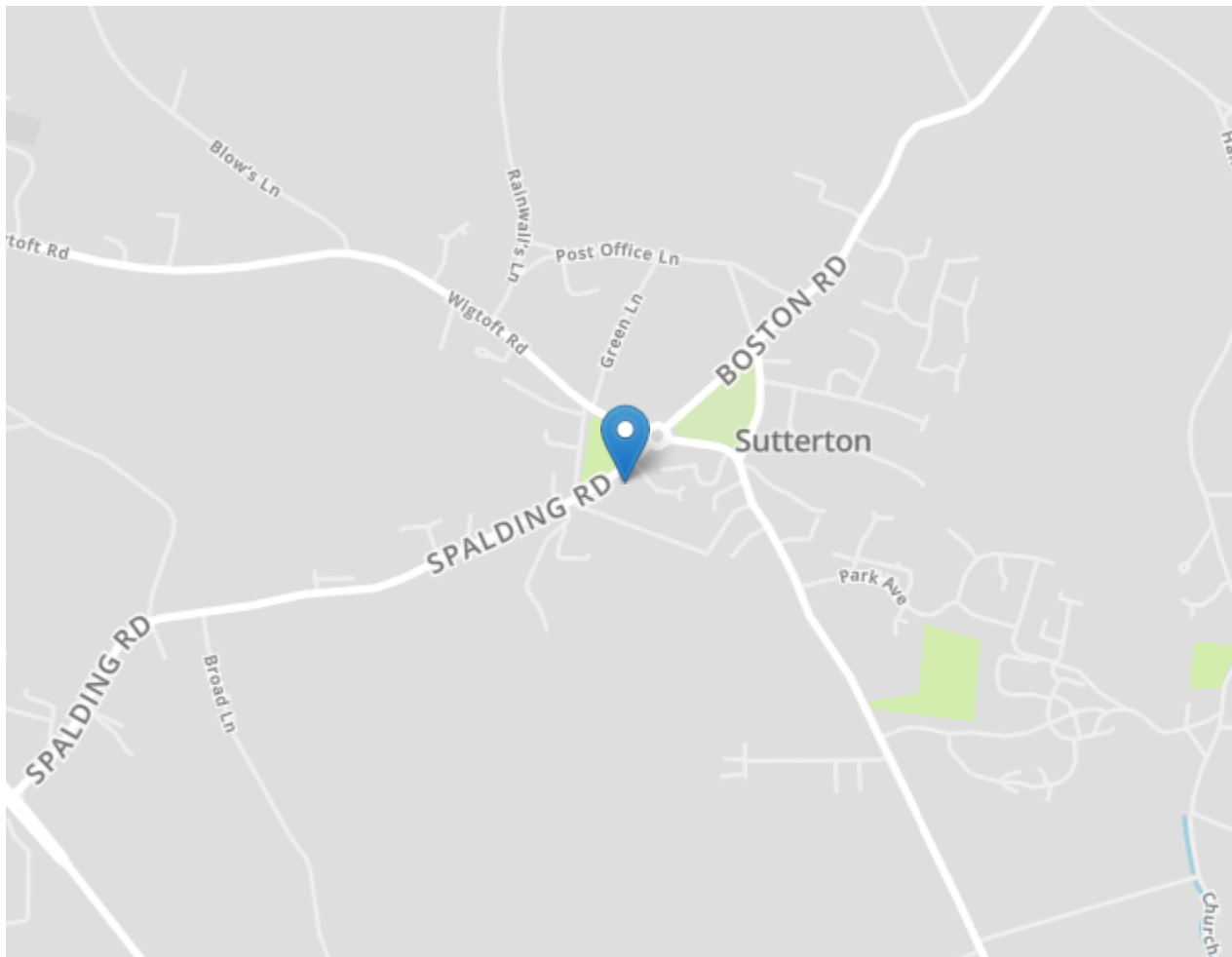
## AGENT'S NOTES

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.

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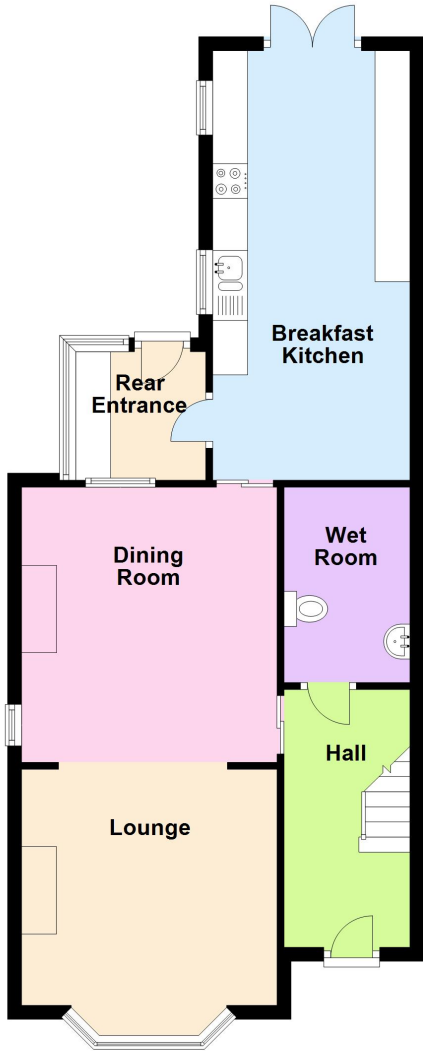
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

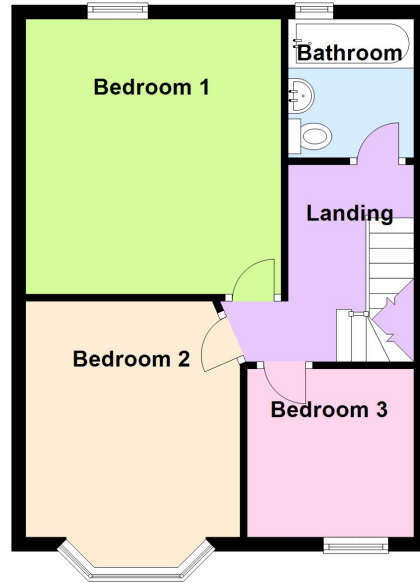


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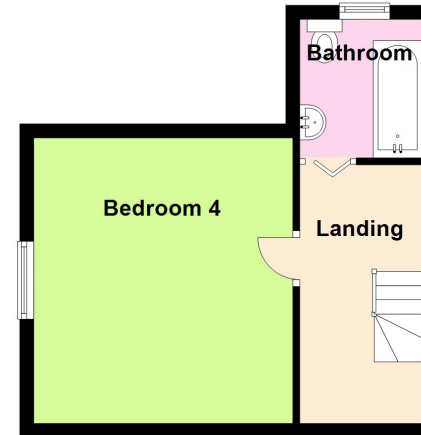
**Ground Floor**  
Approx. 61.4 sq. metres (660.7 sq. feet)



**First Floor**  
Approx. 41.5 sq. metres (446.5 sq. feet)



**Second Floor**  
Approx. 25.7 sq. metres (276.5 sq. feet)



Total area: approx. 128.5 sq. metres (1383.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>16</b>	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC