



£274,950

12 Church Mews, Sutterton, Boston, Lincolnshire PE20 2LE

SHARMAN BURGESS

**12 Church Mews, Sutterton, Boston,
Lincolnshire PE20 2LE
£274,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

With partially obscure glazed front entrance door, windows to front and side aspects, tiled flooring, further obscure glazed door leading through to the: -

ENTRANCE HALL

With staircase rising to first floor, radiator, coved cornice, ceiling light point.

An extremely impressive detached property situated in a highly desirable residential location, having been improved and altered by the current vendor with accommodation comprising an entrance hall, open plan kitchen diner, garden room, lounge and living room/ground floor bedroom four, utility and two piece ground floor cloakroom. To the first floor are three bedrooms arranged off a landing and a four piece bathroom. The property also benefits from a block paved driveway and an approximate south westerly facing rear garden.



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KITCHEN DINER

17'9" x 10'9" (5.41m x 3.28m) (both maximum measurements)
 With counter tops and inset one and half bowl ceramic sink and drainer unit with mixer tap, base level storage units, drawer units and matching eye level wall units, additional return work surface providing space for electric cooker, space for standard height fridge or freezer, coved cornice, ceiling light point, window to rear aspect, built-in under stairs storage/pantry space. Open plan through to dining area which has a radiator, coved cornice, ceiling light point, open plan archway through to the lounge. Sliding patio doors lead through to the garden room.

LOUNGE

14'2" x 11'7" (4.32m x 3.53m)
 With bow window to front aspect, TV aerial point, radiator, coved cornice, ceiling light point, additional wall light points.

GARDEN ROOM

9'9" x 8'3" (2.97m x 2.51m)
 Of uPVC double glazed construction with solid ceiling. With door leading to the garden, ceramic tiled flooring, wall mounted lighting.

UTILITY ROOM

8'8" x 5'8" (2.64m x 1.73m) (both maximum measurements)
 With space for standard height fridge and standard height freezer, plumbing for dishwasher, plumbing for washing machine, space for tumble dryer, window to rear aspect, radiator, coved cornice, ceiling light point, wall mounted storage cupboards, obscure glazed door leading to the exterior, built-in cloak cupboard with shelving and light point within.

GROUND FLOOR CLOAKROOM

With two piece suite comprising a wall mounted wash hand basin, push button WC, coved cornice, ceiling light point, obscure glazed window to side aspect.

**SHARMAN
 BURGESS** Est 1996

LIVING ROOM/GROUND FLOOR BEDROOM FOUR

15' 7" x 8' 3" (4.75m x 2.51m)

With window to front aspect, radiator, additional window to side aspect, ceiling light point, access to roof space.

FIRST FLOOR LANDING

With window to side aspect, radiator, coved cornice, ceiling light point, access to roof space, built-in linen cupboard with hanging rail within.

BEDROOM ONE

13' 8" x 11' 3" (4.17m x 3.43m) (both maximum measurements)

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

BEDROOM TWO

11' 4" x 11' 3" (3.45m x 3.43m) (both maximum measurements)

With window to rear aspect, radiator, coved cornice, ceiling light point.

BEDROOM THREE

7' 8" x 7' 9" (2.34m x 2.36m) (both maximum measurements)

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

FAMILY BATHROOM

With a four piece suite comprising panelled bath, wash hand basin with mixer tap and vanity unit, push button WC, corner shower cubicle with wall mounted electric shower within and fitted shower screen, tiled splashbacks, coved cornice, ceiling light point, radiator, obscure glazed window to rear aspect, extractor fan.

EXTERIOR

To the front, the property has a dropped kerb leading to a block paved driveway which provides parking. The property benefits from a good sized lawned garden to the immediate front of the property.

To the rear, the property benefits from an approximate south westerly facing rear garden with a hardstanding area leading to the remainder which is predominantly laid to lawn, with flower and shrub borders. The garden is fully enclosed by fencing and is served by outside lighting. The garden also houses the external oil central heating boiler, oil tank and timber garden shed.

SERVICES

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

REFERENCE

26073535/17032023/STE



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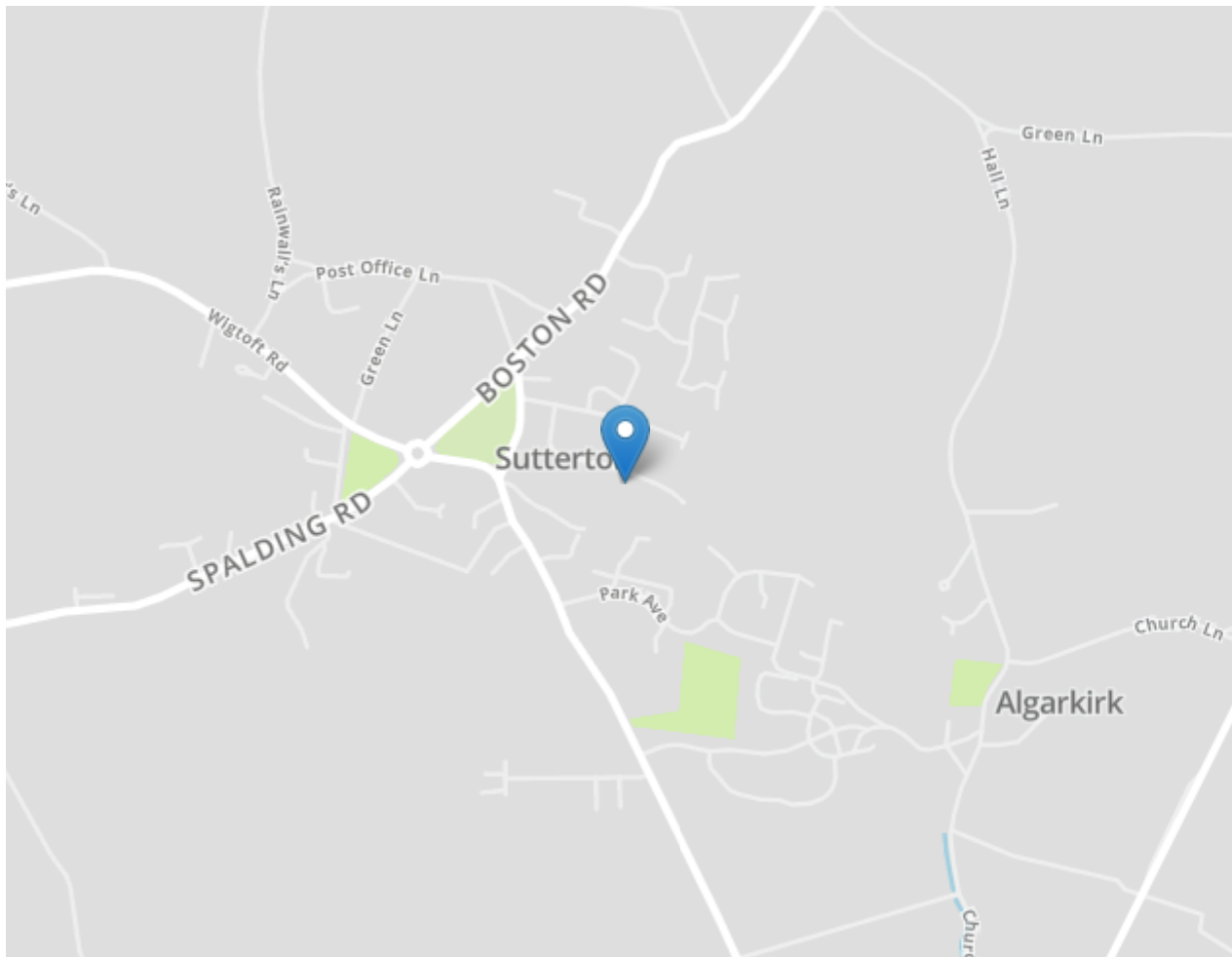
AGENT'S NOTES

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.

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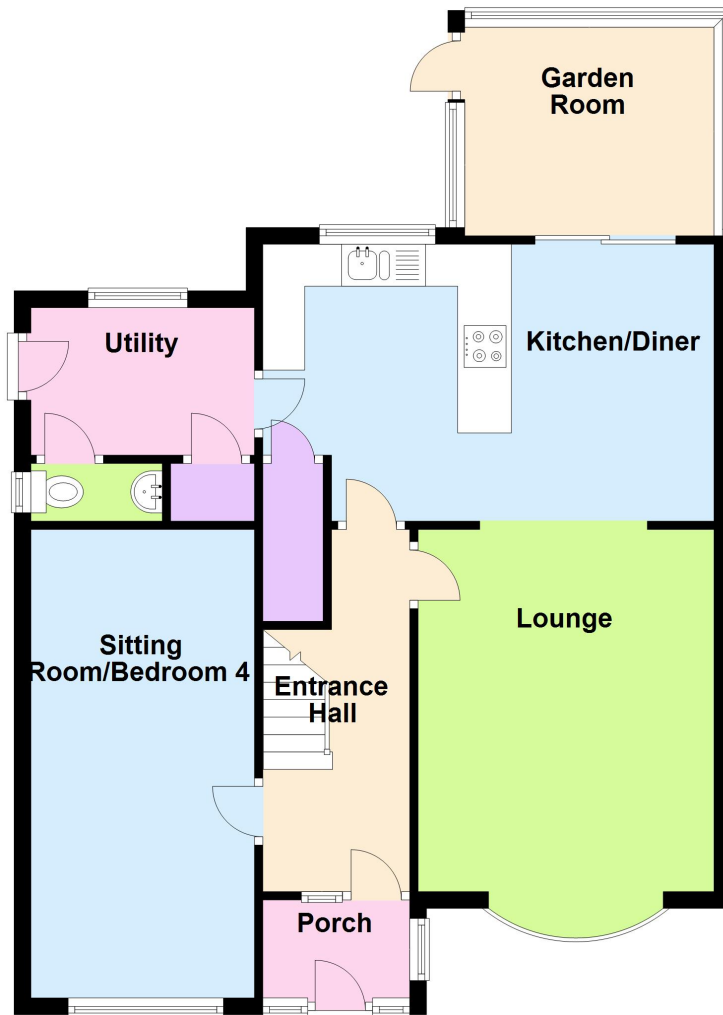
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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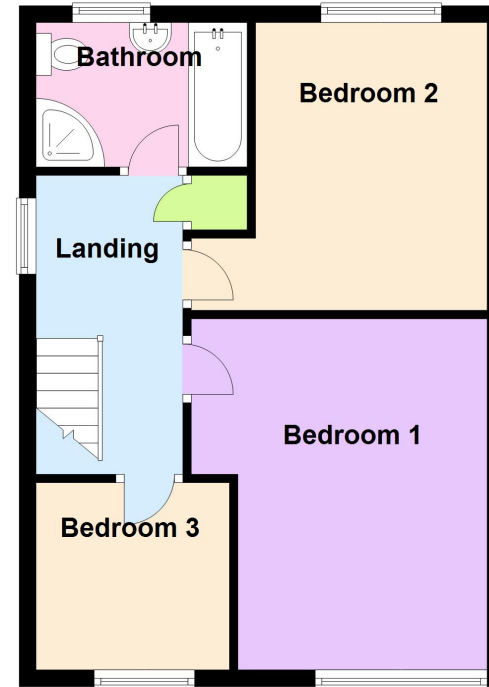
Ground Floor

Approx. 74.8 sq. metres (805.3 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



Total area: approx. 116.2 sq. metres (1251.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC