



£159,950

24 Churchgate, Sutterton, Boston, Lincolnshire PE20 2NS

SHARMAN BURGESS

**24 Churchgate, Sutterton, Boston,
Lincolnshire PE20 2NS
£159,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having front entrance door, wood laminate flooring, coved cornice, radiator, stairs rising to first floor landing, doors to kitchen, lounge and cloakroom.

CLOAKROOM

Having laminate flooring, low level WC, wash hand basin inset to vanity unit, tiled splashbacks, radiator, extractor fan, coved cornice, wall mounted central heating boiler.

A modern two bedroomed mid terraced house situated in the popular village of Sutterton. Internally the well appointed accommodation includes entrance hall, kitchen, lounge, ground floor cloakroom, conservatory, two bedrooms and a family bathroom. Further benefits include a low maintenance rear garden, two allocated parking spaces and views overlooking the green area. An ideal First Time Buy or Buy to Let investment opportunity.



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KITCHEN

10' 9" x 6' 10" (3.28m x 2.08m)

Having double glazed window to front aspect, fitted wall and base level units, areas of work surfaces, inset stainless steel one and a half bowl sink and drainer unit with mixer tap, space and plumbing for automatic washing machine, integrated oven, electric hob with extractor fan above, partly tiled walls, space for condensing tumble dryer, space for standard height fridge freezer, coved cornice, radiator.

LOUNGE DINER

13' 2" x 14' 1" (4.01m x 4.29m) (both maximum measurements)

Having double glazed window, double glazed patio doors leading to the conservatory, built-in under stairs storage cupboard, TV aerial point, radiator, coved cornice, wall light points, two ceiling light points.

CONSERVATORY

8' 1" x 12' 5" (2.46m x 3.78m)

Of brick and uPVC construction with polycarbonate roof. Having cast iron style radiator, tiled flooring, double glazed windows to side and rear aspects, double glazed patio doors to rear elevation, wall light point.

STAIRS & LANDING

With stairs rising from entrance hall, airing cupboard, coved cornice, doors arranged off to bedrooms and bathroom.

BEDROOM ONE

10' 9" x 14' 1" (3.28m x 4.29m)

Having double glazed window to rear aspect, radiator, TV aerial point, coved cornice, wardrobes to be included within the sale.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

6' 11" x 11' 7" (to wardrobes) (2.11m x 3.53m)

Having double glazed window to front aspect, radiator, coved cornice, TV aerial point, Karndean flooring, wardrobe to be included by separate negotiation.

BATHROOM

Having a modern three piece suite comprising 'P' shaped bath with wall mounted mains fed rainfall shower over and fitted screen, low level WC, wash hand basin inset to vanity unit, fully tiled walls, tiled flooring, wall mounted heated towel rail, coved cornice, double glazed window to front aspect.

EXTERIOR

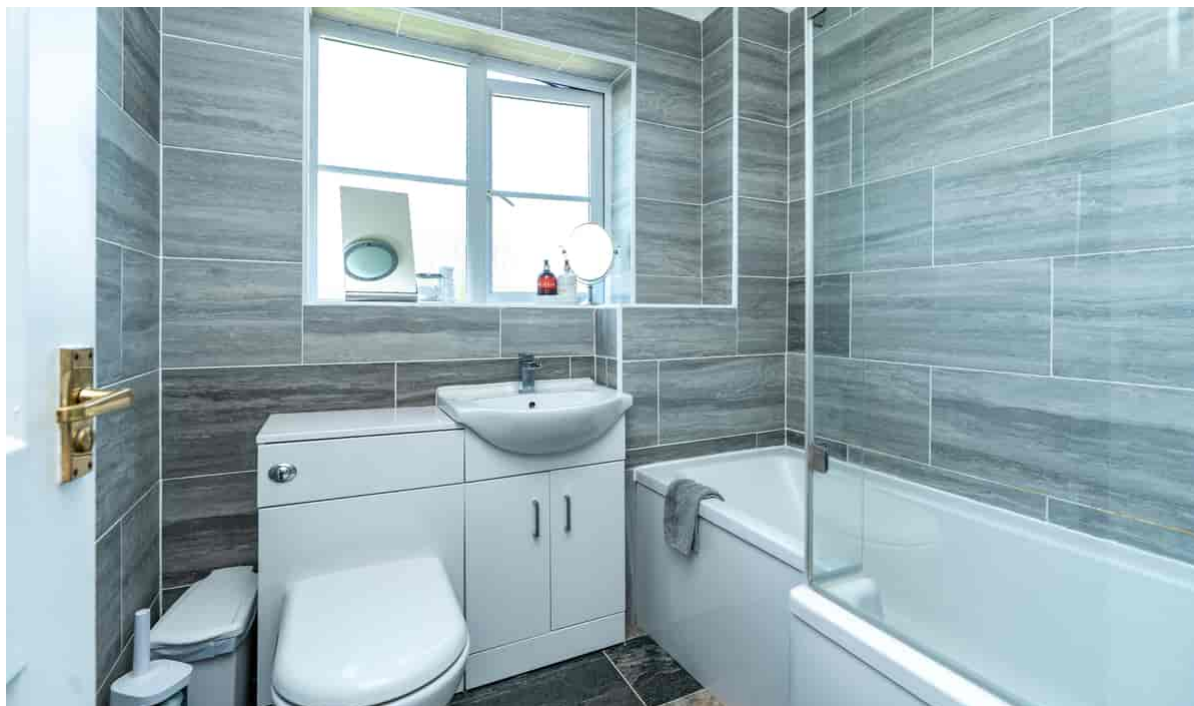
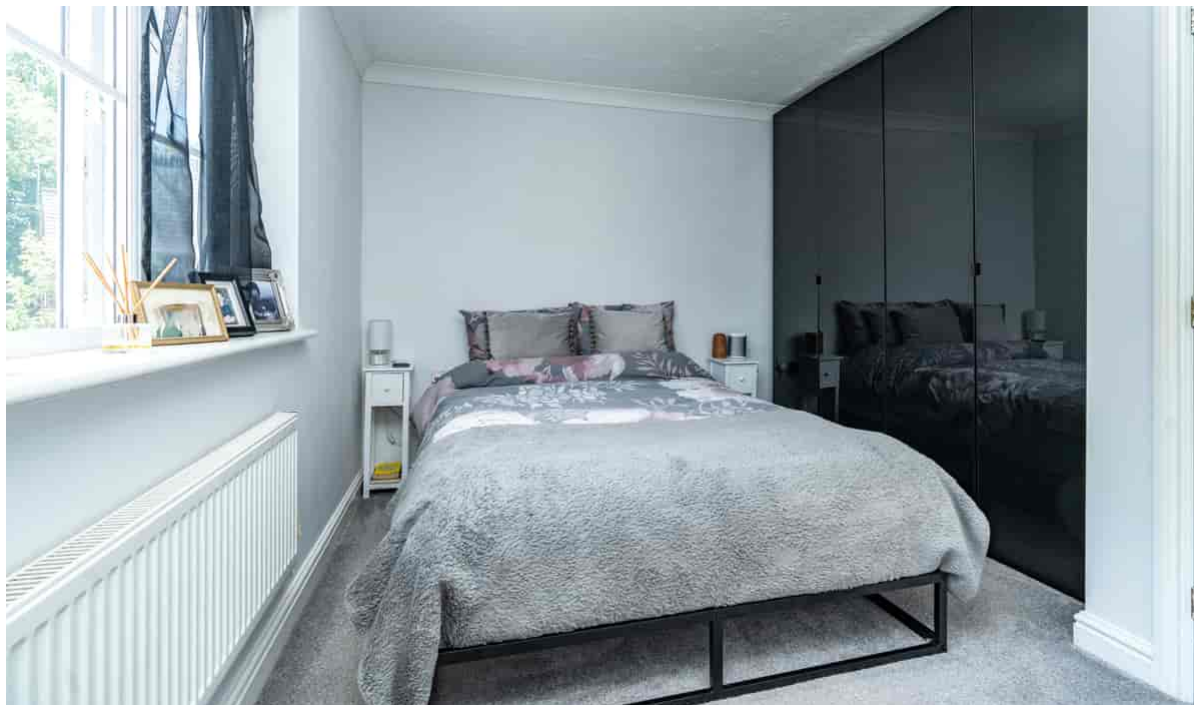
To the front of the property is a small front garden, pathway leading to the front entrance door and views overlooking the central communal green. The low maintenance rear garden is predominantly laid to paved patio and gravelled areas and is enclosed by timber fencing. The rear garden houses the oil central heating tank. Gated access leads to the rear of the property where there are two allocated parking spaces, accessed via a block paved driveway.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

REFERENCE

26265610/09052023/MCC



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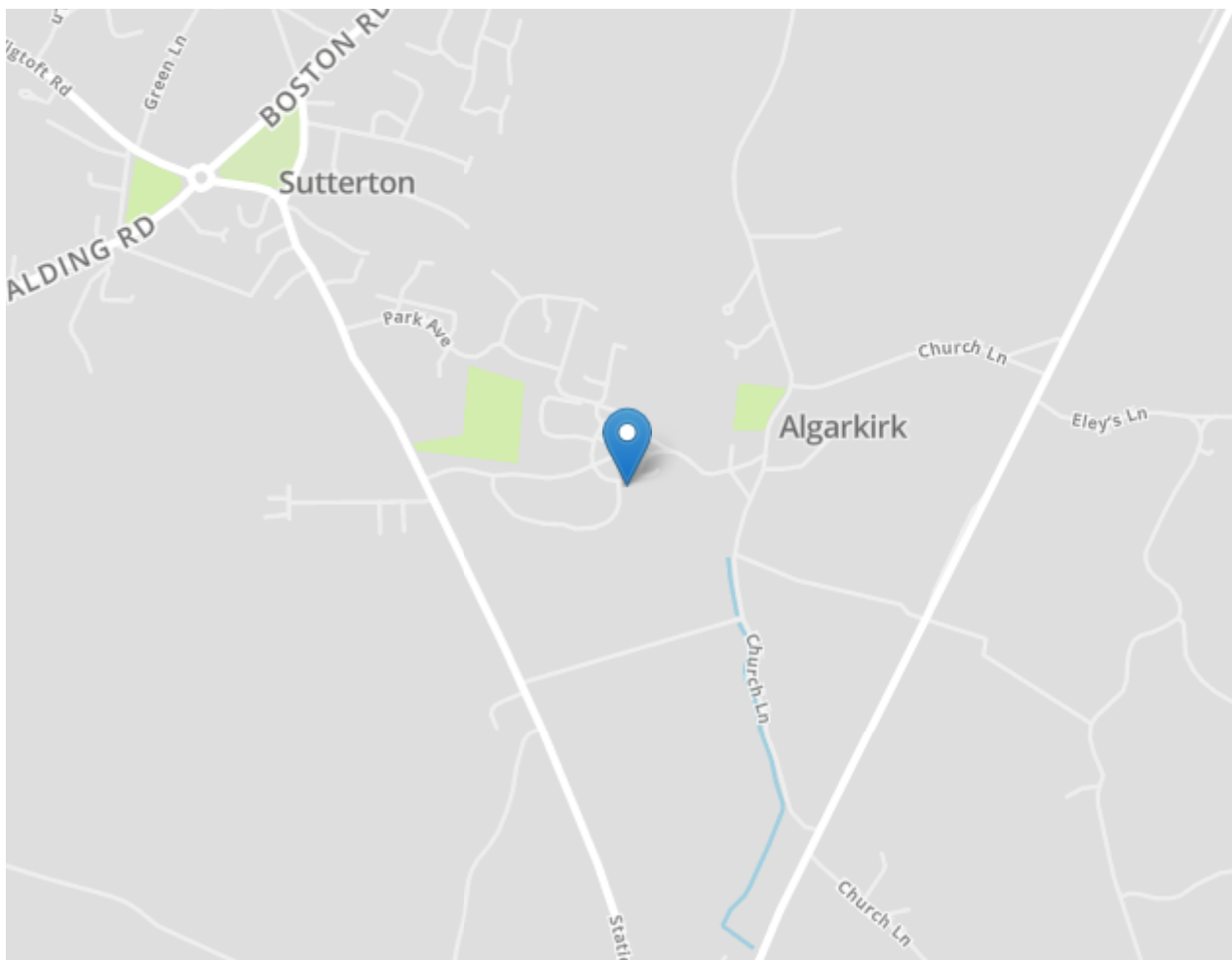
AGENT'S NOTES

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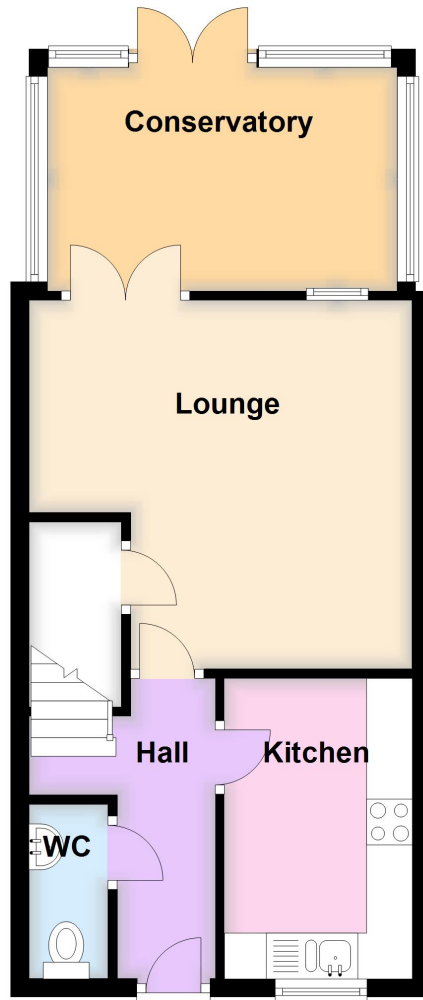
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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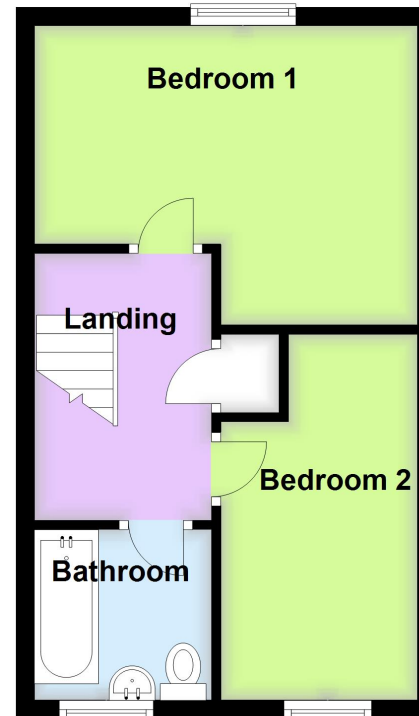
Ground Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



Total area: approx. 71.4 sq. metres (768.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		98
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	