



**£325,000**

11 The Spires, Sutterton, Boston, Lincolnshire PE20 2JB

**SHARMAN BURGESS**



**11 The Spires, Sutterton, Boston, Lincolnshire  
PE20 2JB  
£325,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

13' 8" x 7' 5" (maximum including staircase) (4.17m x 2.26m)

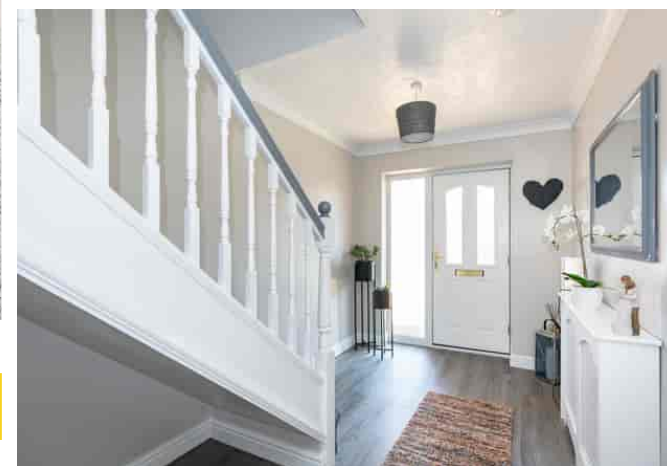
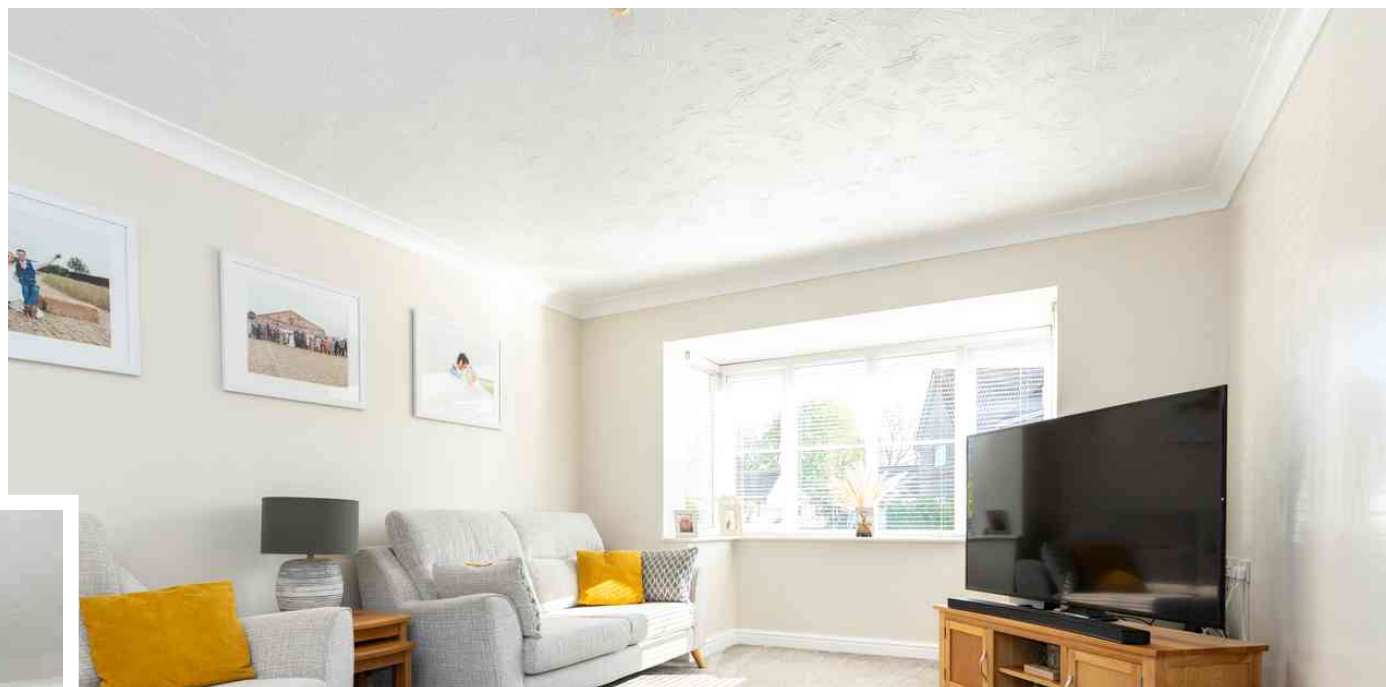
Having partially glazed front entrance door with obscure glazed side panel, radiator, coved cornice, ceiling light point, staircase rising to first floor.

**LOUNGE**

14' 4" (maximum) x 21' 11" (maximum into bay window) (4.37m x 6.68m)

Having feature bay window to front elevation, radiator, coved cornice, ceiling light point, addition wall light points, TV aerial point, glazed double doors through to: -

An extremely impressive four bedroomed detached house situated in a cul-de-sac location in the highly sought after address of The Spires, within the village of Sutterton. The generous accommodation comprises an entrance hall, large lounge, dining room, breakfast kitchen, utility room and ground floor cloakroom. The four bedrooms are arranged off a first floor landing, with en-suite shower room to bedroom one and a modern family bathroom. Further benefits include a driveway, single garage, enclosed rear garden, uPVC double glazing and oil central heating



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### DINING ROOM

12' 11" x 10' 9" (3.94m x 3.28m)

Having radiator, coved cornice, ceiling light point, patio doors leading out the rear garden.

### BREAKFAST KITCHEN

10' 11" x 12' 10" (3.33m x 3.91m)

Having roll edge work surfaces with tiled splashbacks, 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, integrated double oven and grill, four ring electric hob with fume extractor above, space for twin height fridge freezer, radiator, coved cornice, ceiling light point, window to rear elevation.

### UTILITY ROOM

8' 7" x 8' 9" (2.62m x 2.67m)

Having roll edge work surface with tiled splashback, stainless steel sink and drainer, base level storage unit, matching eye level wall units, plumbing for automatic washing machine, space for condensing tumble dryer, obscure glazed side entrance door, window to rear elevation, radiator, coved cornice, ceiling light point, extractor fan, wall mounted central heating digital timer, built-in cloak cupboard with wall mounted coat hooks within.

### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, tiled splashbacks, radiator, coved cornice, ceiling light point, obscure glazed window to side elevation.



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### FIRST FLOOR LANDING

Having access to loft space, coved cornice, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving within.

### BEDROOM ONE

16' 4" (maximum into entrance area) x 12' 4" (taken to built-in wardrobes) (4.98m x 3.76m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobe with sliding mirrored doors and hanging rail and shelving within.

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted mains fed shower within and fitted shower screen, extended tiled splashbacks, radiator, electric shaver point, coved cornice, ceiling light point, extractor fan, obscure glazed window.

### BEDROOM TWO

12' 8" (maximum) x 8' 10" (3.86m x 2.69m)

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

### BEDROOM THREE

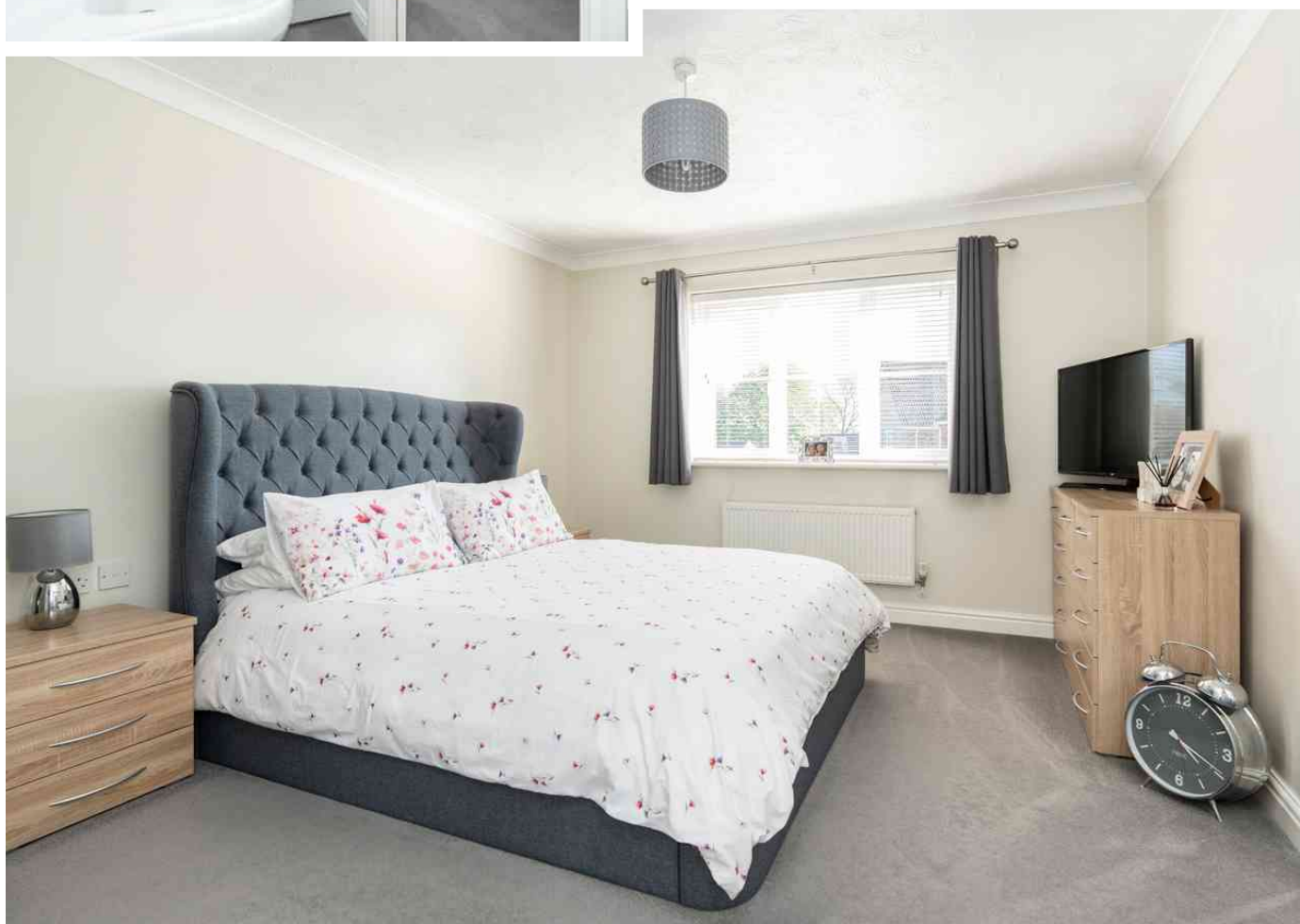
10' 0" (maximum) x 9' 3" (maximum) (3.05m x 2.82m)

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

### BEDROOM FOUR

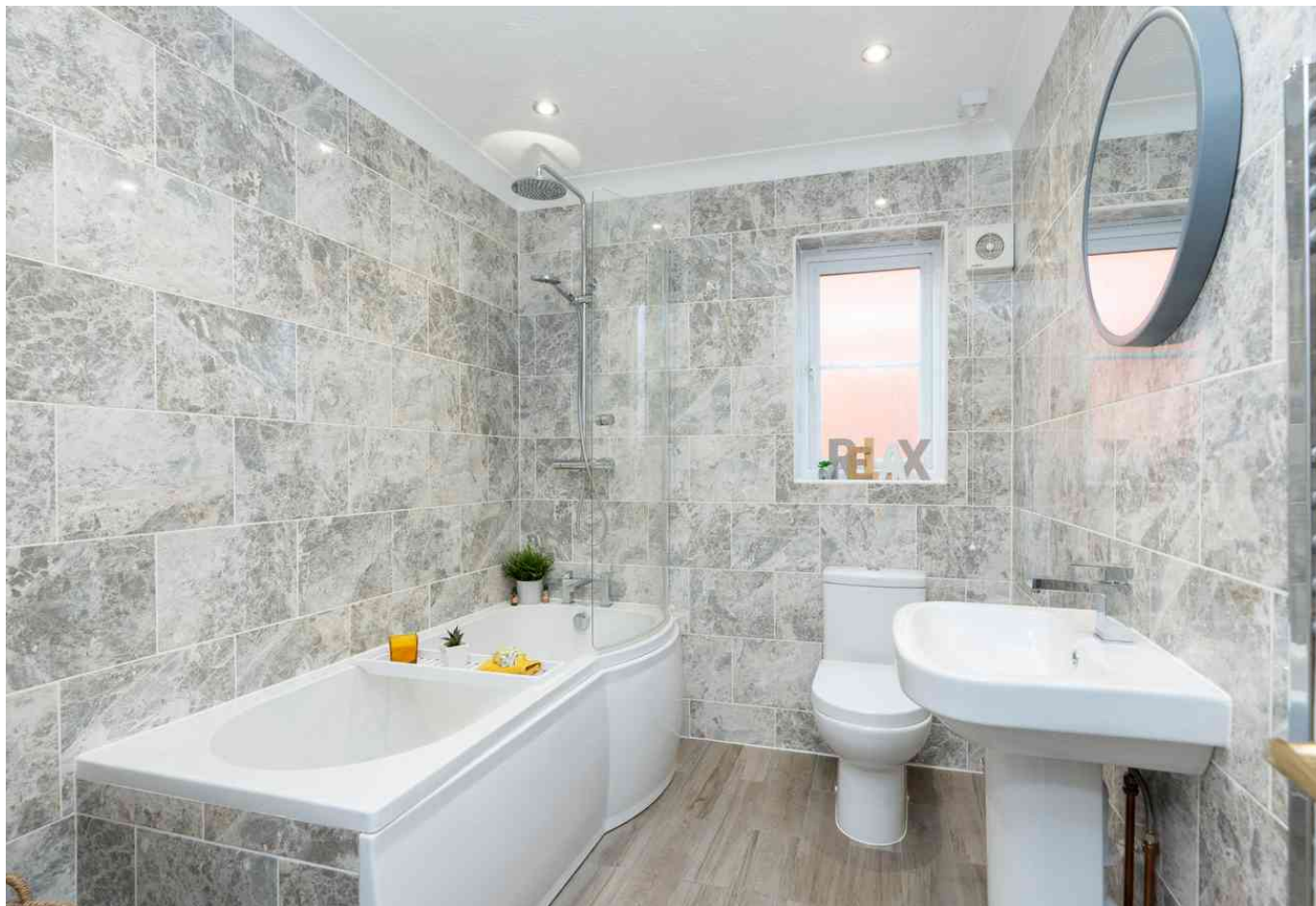
10' 2" (maximum) x 7' 9" (maximum) (3.10m x 2.36m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in over stairs storage cupboard.



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### FAMILY BATHROOM

9' 2" x 6' 9" (2.79m x 2.06m)

Being fitted with a modern three piece suite comprising P shaped bath with mixer tap and wall mounted mains fed shower above with hand held shower attachment, push button WC, pedestal wash hand basin with mixer tap, tiled floor, fully tiled walls, heated towel rail, extractor fan, coved cornice, ceiling recessed lighting, obscure glazed window to side elevation.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to a gravelled driveway which provides off road parking as well as vehicular access to the garage. There is also a lawned front garden.

### GARAGE

16' 8" (maximum) x 8' 11" (maximum) (5.08m x 2.72m)

Having up and over door, served by power and lighting, housing the oil central heating boiler, access to loft space (which the vendor informs the agent is boarded to the majority).

### REAR GARDEN

Being predominantly laid to lawn with flower and shrub borders and benefitting from an Indian Sandstone paved patio area providing seating space. The garden houses the oil tank which is concealed by Laurel hedging and a timber shed (to be included in the sale). The garden is enclosed and served by outside tap and lighting.

### SERVICES

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



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REFERENCE  
09042025/28937183/COL





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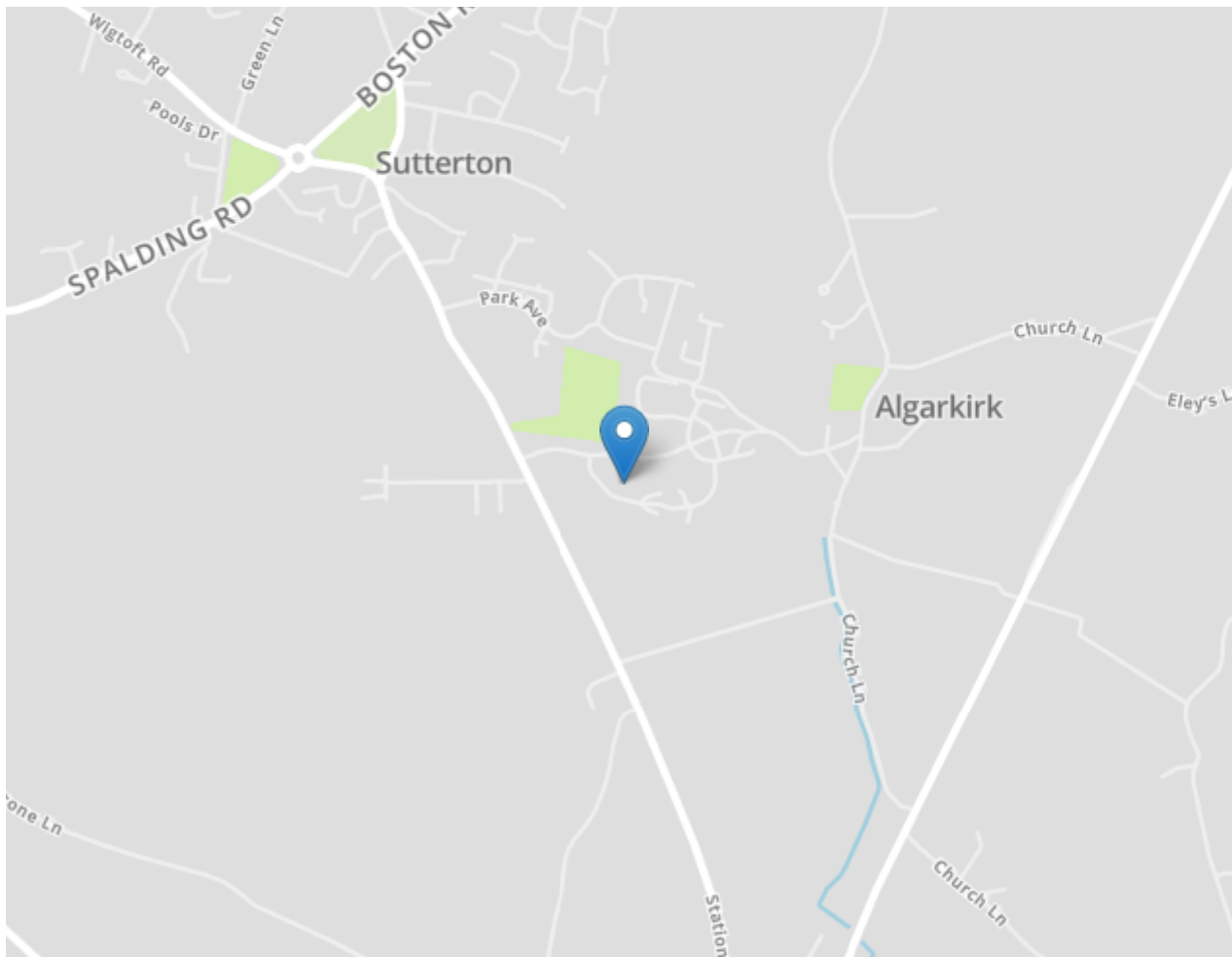
## AGENT'S NOTES

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.

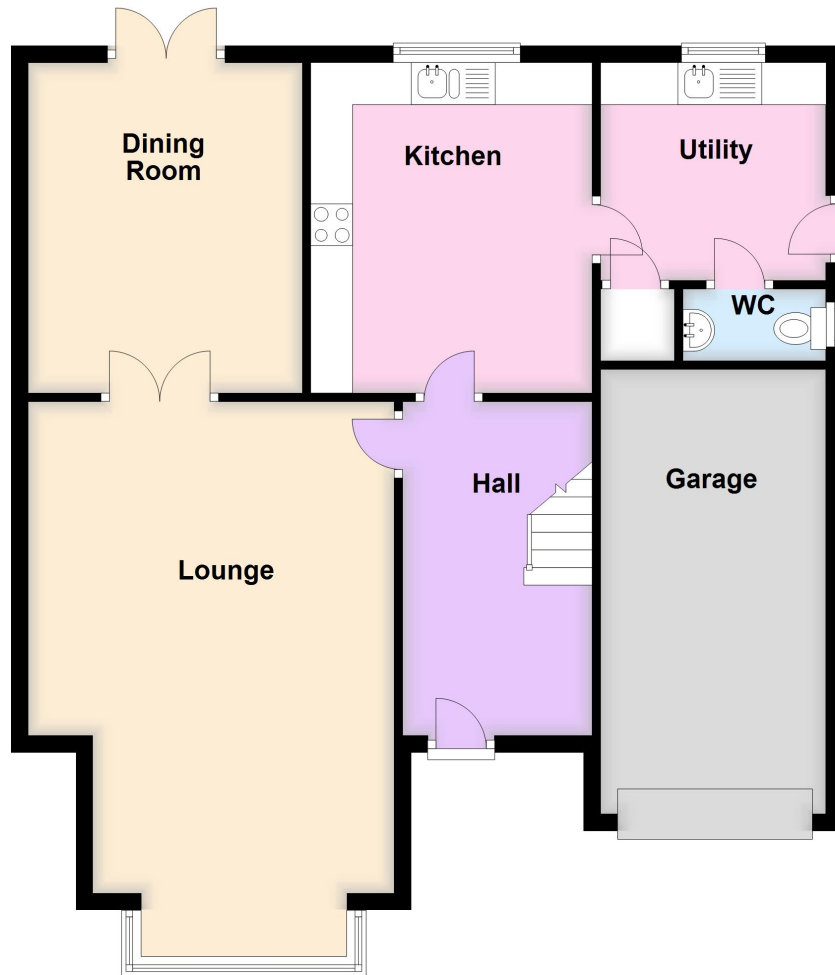


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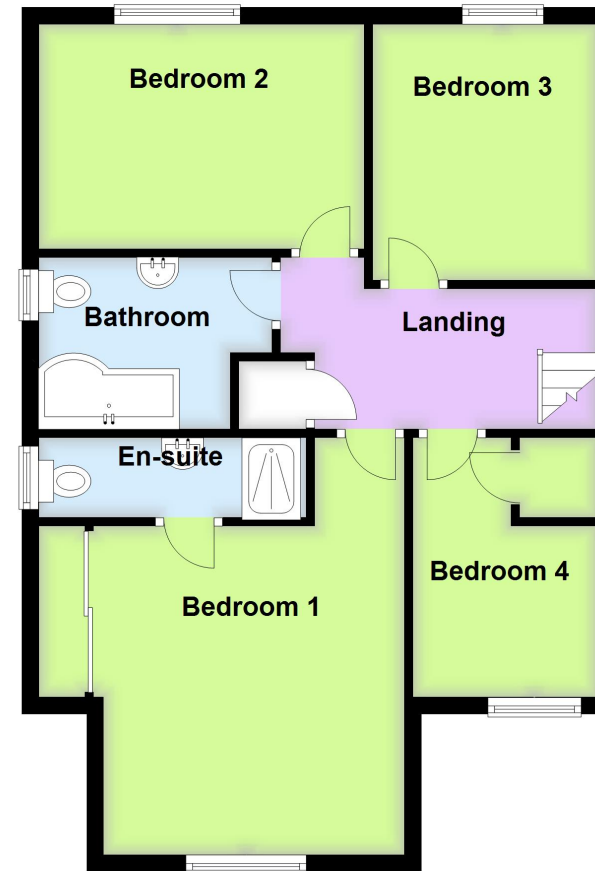
## Ground Floor

Approx. 86.5 sq. metres (931.4 sq. feet)



## First Floor

Approx. 60.4 sq. metres (649.9 sq. feet)



Total area: approx. 146.9 sq. metres (1581.3 sq. feet)

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

EU Directive 2002/91/EC