



SHARMAN
BURGESS
FOR SALE
01205 361161

£175,000

61 Monarchs Road, Sutterton, Boston, Lincolnshire PE20 2HJ

SHARMAN BURGESS

**61 Monarchs Road, Sutterton, Boston,
Lincolnshire PE20 2HJ
£175,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially glazed front entrance door, staircase leading off, built-in cloak cupboard, radiator, coved cornice, ceiling light point.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC, wall mounted wash hand basin with tiled splashback, wood effect laminate floor, radiator, obscure glazed window, ceiling light point.

An extremely well presented two bedroomed property with accommodation comprising an entrance hall, ground floor cloakroom, lounge, kitchen diner, two large double bedrooms to the first floor and a family bathroom. Further benefits include oil central heating, single garage, block paved driveway and an enclosed garden to the rear.



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LOUNGE

14' 4" x 10' 8" (4.37m x 3.25m)

Having window to front elevation, radiator, coved cornice, ceiling light point, fireplace with fitted surround and display mantle with space for electric fire.

KITCHEN DINER

16' 8" (maximum) x 7' 6" (maximum) (5.08m x 2.29m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units, space for twin height fridge freezer, integrated electric oven and grill, four ring electric hob with fume extractor above, plumbing for automatic washing machine, tiled floor, window to rear elevation, sliding patio doors leading to the rear garden, radiator, coved cornice, ceiling light point to dining area, ceiling recessed lighting to kitchen area.

FIRST FLOOR LANDING

Having access to roof space, Velux window to front elevation.

BEDROOM ONE

10' 9" (maximum) x 15' 2" (maximum taken into window and including built-in wardrobes) (3.28m x 4.62m)

Having window to front elevation, radiator, ceiling light point, built-in airing cupboard housing the hot water cylinder, built-in double wardrobe.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

15' 2" (maximum with reduced head height, taken into window) x 10' 4" (4.62m x 3.15m)

Having window to front elevation, radiator, ceiling light point, built-in double wardrobe.

FAMILY BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin, WC, panelled bath with wall mounted mains fed shower above, extended tiled splashbacks, radiator, obscure glazed Velux window to rear elevation.

EXTERIOR

To the front, the property is approached over a block paved driveway which provides off road parking. Paved access leads to the front entrance door and there is a lawned area to the immediate front of the property.

GARAGE

16' 3" x 8' 3" (4.95m x 2.51m)

Having up and over door, served by power and lighting, housing the oil fired central heating boiler.

REAR GARDEN

The property benefits from an enclosed rear garden which is predominantly laid to lawn and served by an outside tap and lighting. The oil tank is situated to the rear left hand corner of the garden.

SERVICES

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

REFERENCE

14102024/28309523/CUL



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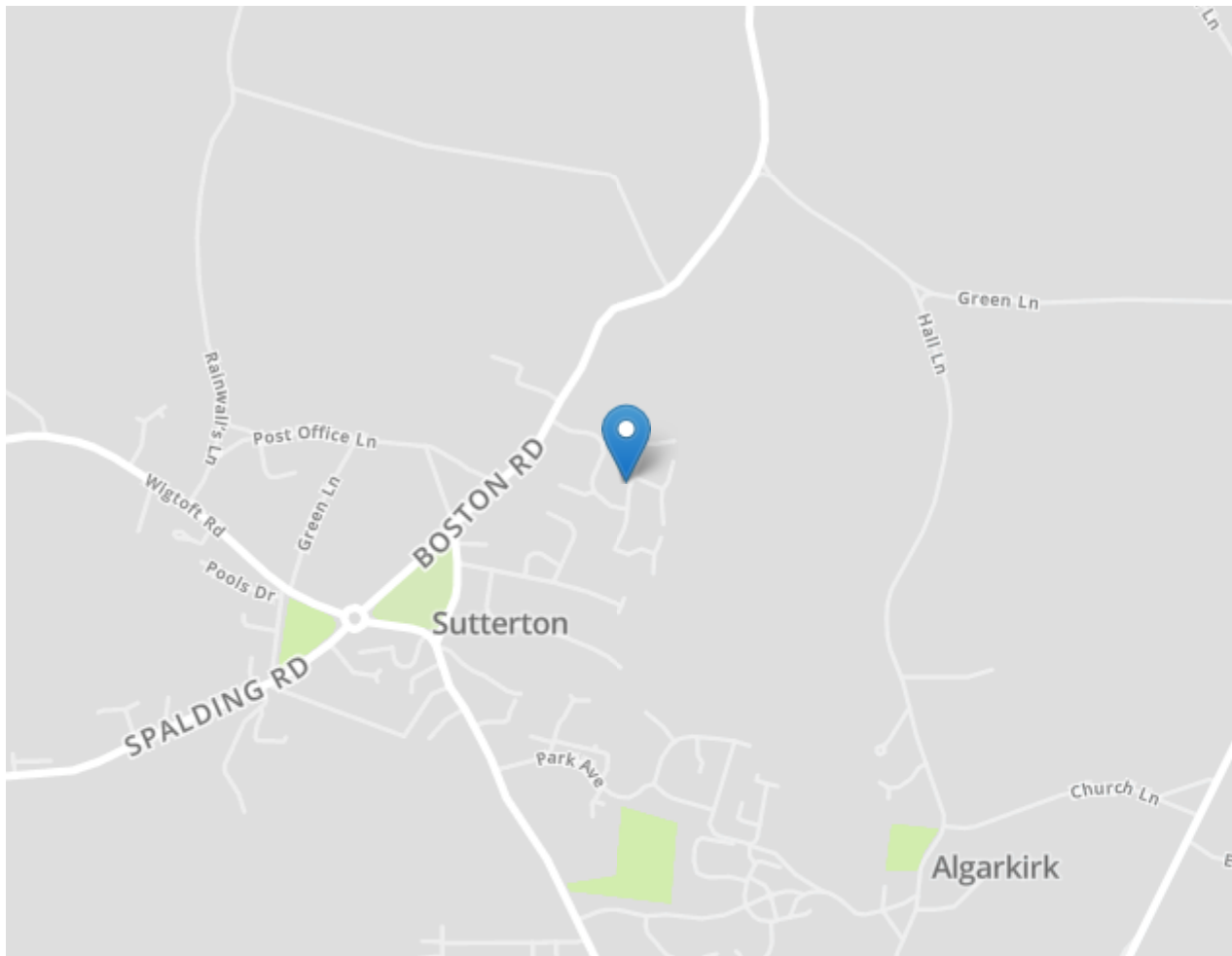
AGENT'S NOTES

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.

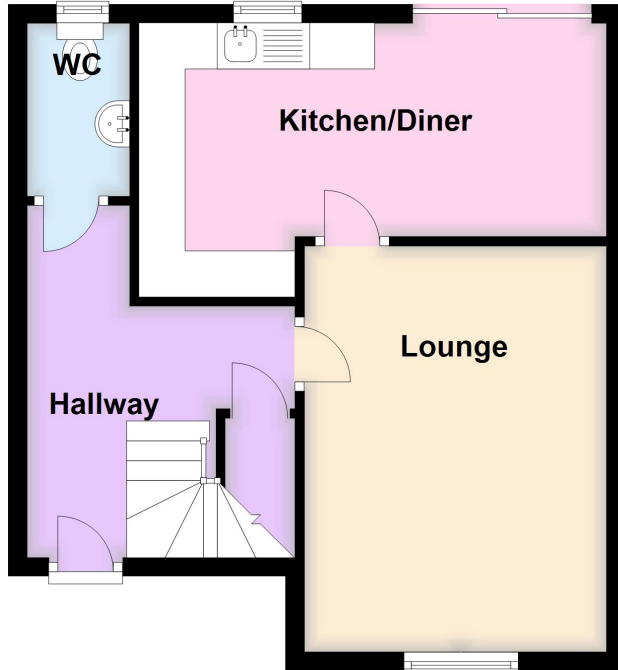
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

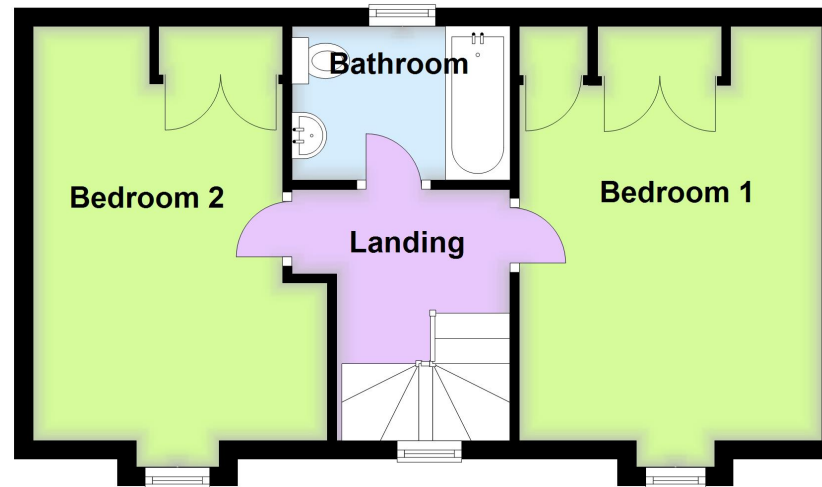
Ground Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 78.4 sq. metres (844.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC