



SHARMAN
BURGESS
FOR SALE
01205 361161

£250,000

6 Churchgate, Sutterton, Boston, Lincolnshire PE20 2NS

SHARMAN BURGESS

**6 Churchgate, Sutterton, Boston, Lincolnshire
PE20 2NS
£250,000 Freehold**

An Ashwood Homes built three bedroomed detached bungalow offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, conservatory, kitchen diner, utility room, three bedrooms, en-suite to bedroom one and a family bathroom. Further benefits include single garage, oil central heating and enclosed rear garden.

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed side entrance door, radiator, coved cornice, two ceiling light points, access to roof space, built-in airing cupboard with hot water cylinder and slatted linen shelving within.

LOUNGE

15' 7" (maximum measurement) x 12' 8" (maximum measurement) (4.75m x 3.86m)

Having window to side aspect, two radiators, coved cornice, ceiling light point, TV aerial point, additional wall light points, double doors to: -



SHARMAN BURGESS



CONSERVATORY

10' 9" x 11' 10" (3.28m x 3.61m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having double doors leading to the exterior, personnel door to garage,

KITCHEN

12' 9" x 8' 10" (3.89m x 2.69m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer unit with mixer tap, base level storage units, drawer units and matching eye level wall units, waist height oven and grill, four ring gas hob with fume extractor above, space for standard height fridge or freezer, window to rear aspect, coved cornice, ceiling light point, radiator.

UTILITY ROOM

6' 5" x 5' 9" (1.96m x 1.75m)

Having counter top, stainless steel sink and drainer unit, base level storage unit and wall units, space for standard height fridge or freezer, plumbing for automatic washing machine, radiator, coved cornice, ceiling light point, extractor fan, obscure glazed door, window.

BEDROOM ONE

12' 3" (maximum measurement) x 10' 3" (maximum measurement) (3.73m x 3.12m)

Having window to front aspect, radiator, ceiling light point, built-in wardrobes with overhead storage lockers and bedside drawers.



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Having shower cubicle with wall mounted mains fed shower within and bi-fold shower door, wash hand basin with tiled splashback, push button WC, electric shaver point, radiator, coved cornice, ceiling light point, extractor fan, obscure glazed window.

BEDROOM TWO

10' 2" (maximum measurement) x 9' 2" (maximum measurement) (3.10m x 2.79m)

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

BEDROOM THREE

8' 3" (maximum measurement) x 9' 3" (maximum measurement) (2.51m x 2.82m)

Having window to side aspect, radiator, coved cornice, ceiling light point.

BATHROOM

Having a three piece suite comprising shower cubicle, pedestal wash hand basin and push button WC. Tiled flooring, radiator, extractor fan, electric shaver point, coved cornice, ceiling light point.

EXTERIOR

To the front, the property benefits from a gravelled driveway which provides off road parking as well as vehicular access to the garage. There is also an area of lawn to the front.

GARAGE

17' 3" x 10' 2" (5.26m x 3.10m)

Having up and over door, power and light, obscure glazed window to rear aspect, wall mounted Warmflow oil central heating boiler.

The rear garden is fully enclosed by a mixture of fencing and hedging. The garden is served by an outside tap and also houses the oil tank.

SERVICES

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

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

REFERENCE

26907092/27102023/CHA



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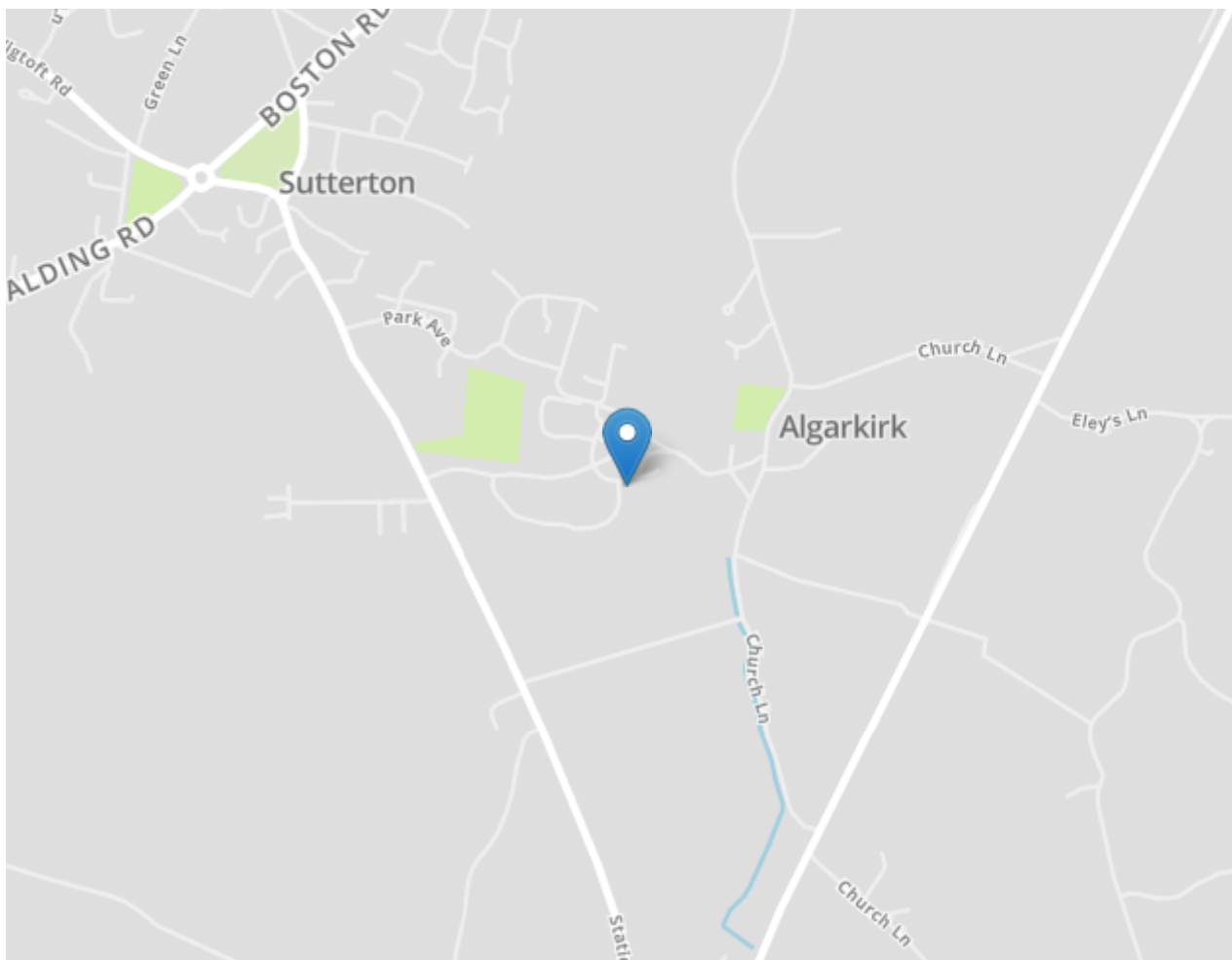
AGENT'S NOTES

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. 106.8 sq. metres (1149.1 sq. feet)



Total area: approx. 106.8 sq. metres (1149.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	