



SHARMAN
BURGESS
FOR SALE
01205 361161

£239,950

11 St Mary's Drive, Sutterton, Boston, Lincolnshire PE20 2LU

SHARMAN BURGESS

**11 St Mary's Drive, Sutterton, Boston,
Lincolnshire PE20 2LU
£239,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, coved cornice, ceiling light point, staircase leading off, telephone point.

GROUND FLOOR CLOAKROOM

Being fitted with a wall mounted wash hand basin with tiled splashback, push button WC, radiator, coved cornice, ceiling light point, obscure glazed window to side aspect.

A detached property situated in a highly popular residential location within the village of Sutterton, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen diner, ground floor cloakroom, three bedrooms to the first floor, family bathroom and en-suite shower room to bedroom one. Further benefits include a driveway, single garage, oil fired central heating and an enclosed garden to the rear.



SHARMAN BURGESS



LOUNGE

14' 7" x 10' 7" (4.45m x 3.23m)

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

KITCHEN DINER

17' 7" x 10' 8" (5.36m x 3.25m)

Having roll edge work surfaces, tiled splashbacks, one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for standard height fridge or freezer, integrated electric oven and grill, four ring electric hob with extractor above, radiator, coved cornice, two ceiling light points, wall mounted digital central heating timer, window to rear aspect, double doors leading to the rear garden, personnel door leading to the garage.

FIRST FLOOR LANDING

Having window to side aspect, radiator, coved cornice, ceiling light point, access to roof space, airing cupboard housing the hot water cylinder.

BEDROOM ONE

11' 4" (maximum) x 12' 4" (maximum) (3.45m x 3.76m)

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



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Being fitted with a shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, wash hand basin with mixer tap, push button WC, obscure glazed window, coved cornice, ceiling light point, extractor fan, electric shaver point.

BEDROOM TWO

9' 9" (maximum) x 10' 2" (maximum) (2.97m x 3.10m)

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

BEDROOM THREE

7' 6" (maximum) x 7' 6" (2.29m x 2.29m)

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

FAMILY BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin, panelled bath with tiled splashback, radiator, electric shaver point, extractor fan, coved cornice, ceiling light point, obscure glazed window to rear aspect.

EXTERIOR

The property has a lawned front garden with a paved pathway leading to the front entrance door. A gravelled driveway provides off road parking as well as vehicular access to the: -

GARAGE

17' 3" x 9' 5" (5.26m x 2.87m)

Having up and door, served by power and lighting, personnel door to kitchen, wall mounted Warmflow oil central heating boiler, electric fuse box.

REAR GARDEN

The garden is fully enclosed and initially laid to a paved patio seating area. The remainder of the garden is predominantly laid to lawn, with flower and shrub borders. The garden is served by lighting and also houses the oil tank.

SERVICES

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

REFERENCE

04062024/27765467/HAM



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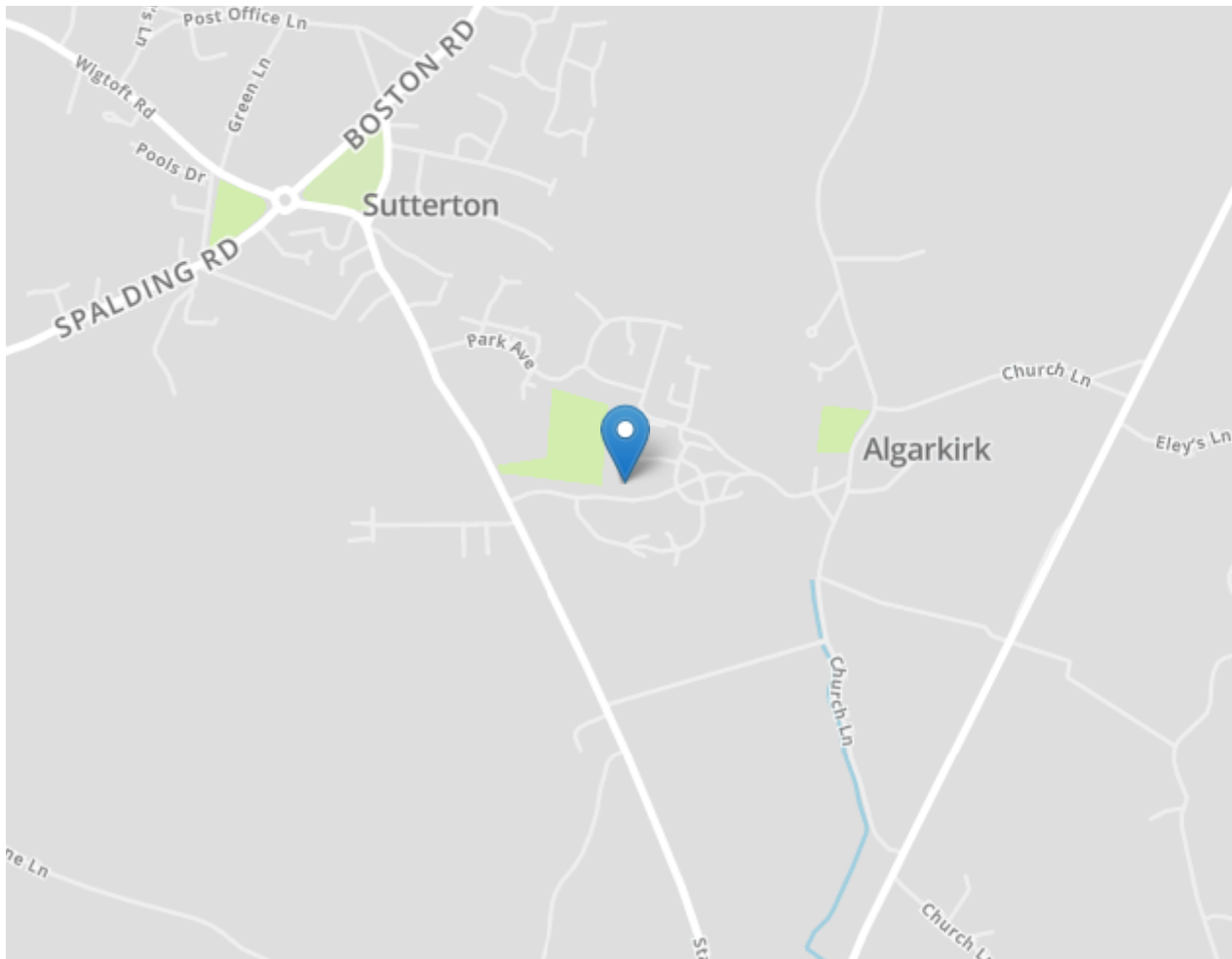
AGENT'S NOTES

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.

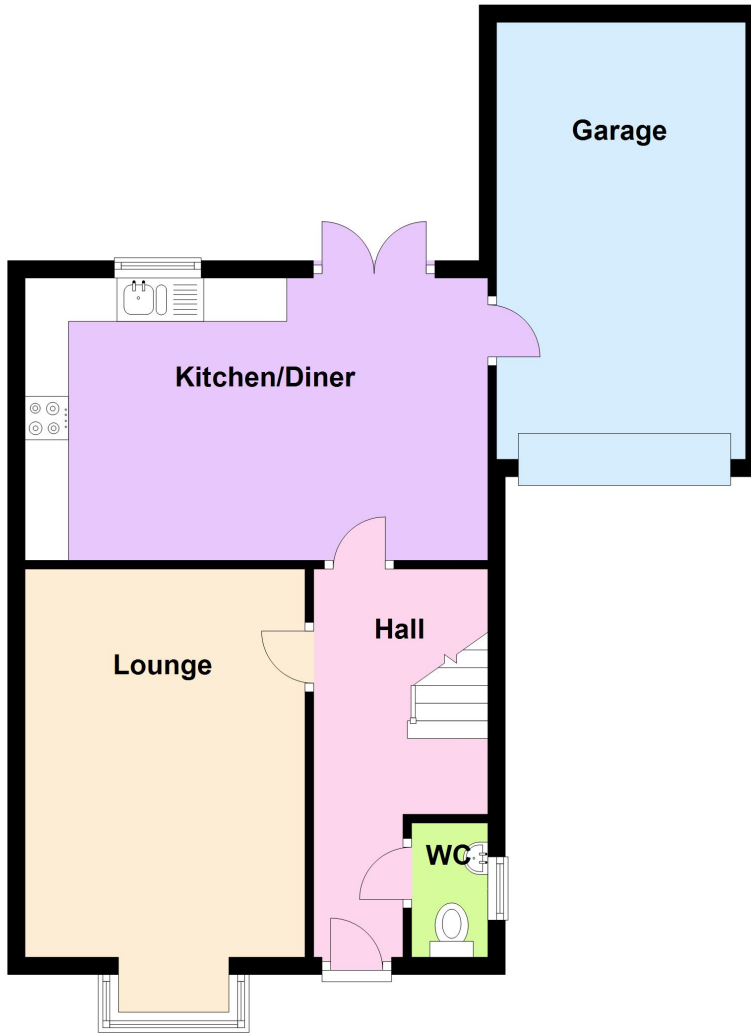
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

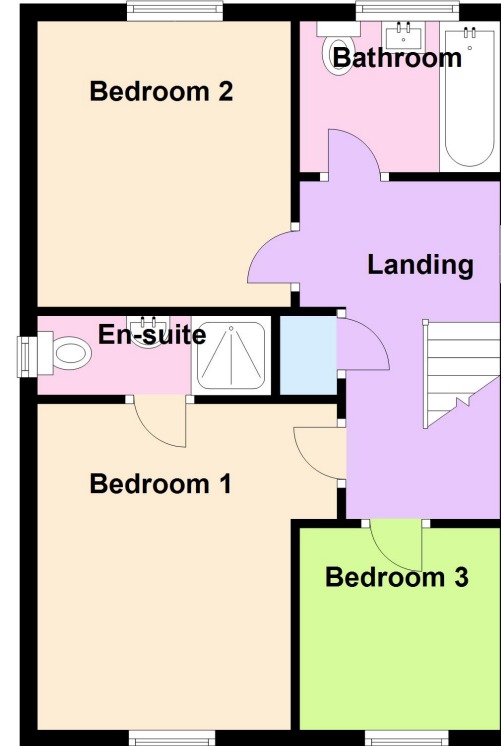


SHARMAN BURGESS

Ground Floor
Approx. 56.7 sq. metres (610.8 sq. feet)



First Floor
Approx. 43.5 sq. metres (468.5 sq. feet)



Total area: approx. 100.3 sq. metres (1079.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(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