



£450,000

22 Post Office Lane, Sutterton, Boston, Lincolnshire PE20 2EB

SHARMAN BURGESS

**22 Post Office Lane, Sutterton, Boston,
Lincolnshire PE20 2EB
£450,000 Freehold**

ACCOMMODATION

RECEPTION HALL

Having partially obscure glazed front entrance door with obscure glazed panels to the side, panel effect to walls to approximately half height, radiator, coved cornice, ceiling recessed lighting, Karndean flooring, staircase rising to first floor, under stairs storage cupboard.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC, wash hand basin with mixer tap and vanity unit beneath, Karndean flooring, walls tiled to approximately half height, obscure glazed window, coved cornice, ceiling light point.

A highly impressive and extremely well presented large detached family home, having been extended to the rear. Accommodation comprises a reception hall, breakfast kitchen, ground floor cloakroom, dining room/playroom, office, open plan lounge diner with two bi-fold doors and multi fuel burner. To the first floor are four generous bedrooms arranged off a first floor landing, with bedroom one benefitting from a three piece en-suite shower room. There is also a luxurious four piece family bathroom. Further benefits include a driveway, detached double garage, well presented garden and patio to the rear enjoying views over open farmland.



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DINING ROOM/PLAYROOM

14' 3" (maximum into bay window) x 13' 4" (maximum)
(4.34m x 4.06m)

Having feature bay window to front elevation, radiator, coved cornice, ceiling recessed lighting, TV aerial point.

OFFICE

9' 10" (maximum) x 8' 9" (maximum) (3.00m x 2.67m)

Having window to side elevation, radiator, picture rail, coved cornice, ceiling recessed lighting.

OPEN PLAN LOUNGE DINER

26' 3" (maximum) x 17' 1" (maximum) (8.00m x 5.21m)

A large open plan living space providing both seating and dining areas. The seating area comprises a feature multi fuel burner with Oak display mantle above and built-in storage to the right hand side of the chimney breast comprising base level cupboards, log store and wall mounted shelving; radiator, wall mounted lighting coved cornice, ceiling recessed lighting. The dining area benefits from two bi-fold doors, skylight, coved cornice, ceiling recessed lighting, radiator. The lounge diner has Karndean flooring throughout.



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BREAKFAST KITCHEN

18' 0" (maximum) x 16' 1" (maximum) (5.49m x 4.90m)

Having roll edge work surfaces with tiled splashbacks, inset ceramic one and a half bowl sink and drainer, extensive range of base level storage units, drawer units and matching eye level wall units, integrated dishwasher, integrated eye level microwave, integrated tumble dryer, integrated washing machine, integrated fridge freezer, electric Range cooker with illuminated fume extractor above, return work surface providing breakfast bar, coved cornice, ceiling recessed lighting, radiator, dual aspect windows, obscure glazed rear entrance door, concealed Boulter oil central heating boiler.

FIRST FLOOR LANDING

Having panel effect to walls to approximately half height, coved cornice, ceiling recessed lighting, radiator, window to front elevation, airing cupboard housing the hot water cylinder and slatted shelving within, walk-in storage cupboard with hanging rail within.

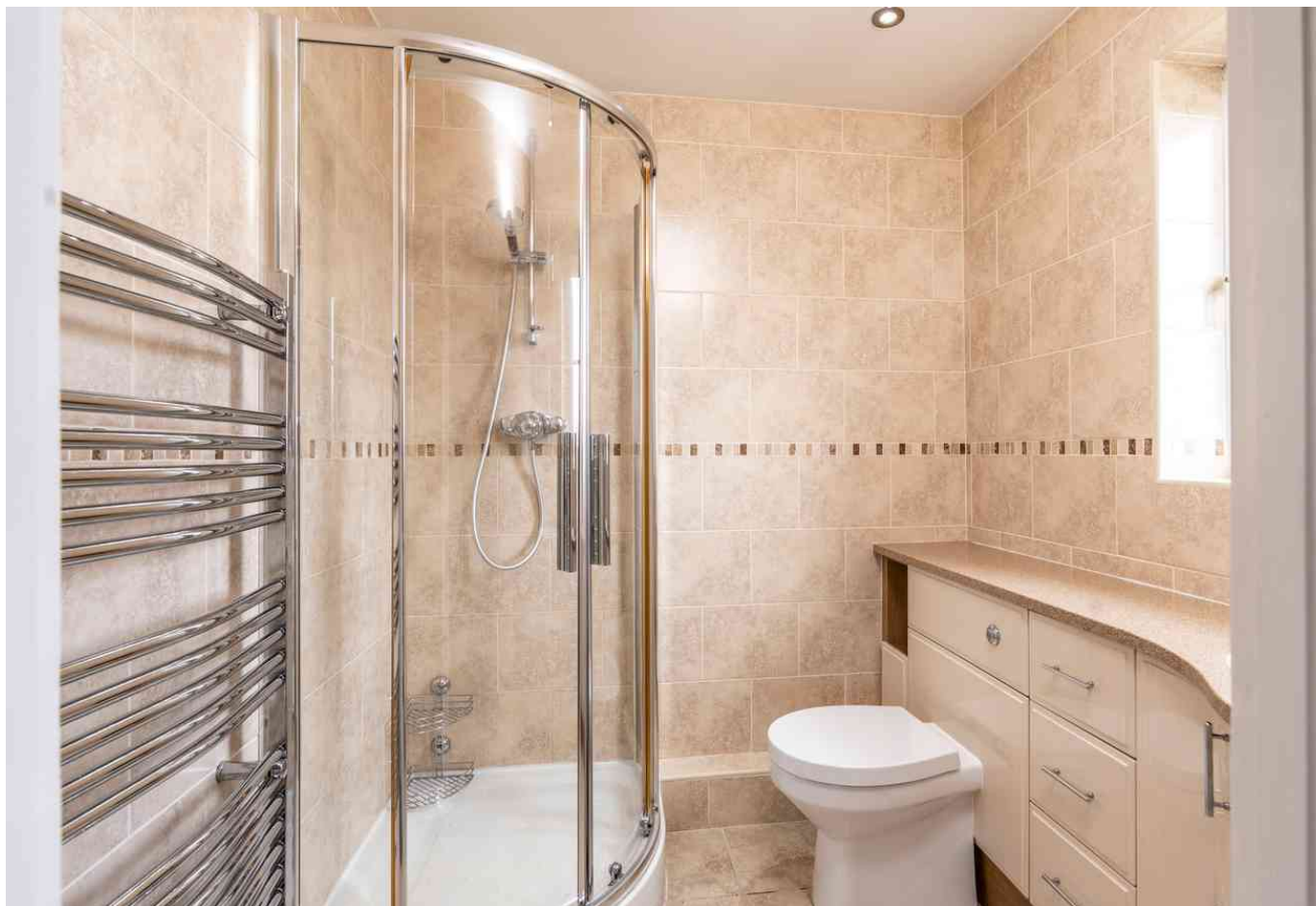
BEDROOM ONE

18' 1" (maximum) x 11' 4" (maximum) (5.51m x 3.45m)

Having window to front elevation, radiator, coved cornice, ceiling light point, ceiling mounted fan, TV aerial point.



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EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising wash hand basin with mixer tap set within corian counter top, range of vanity storage units, WC with concealed cistern, corner shower cubicle with wall mounted mains fed shower within and fitted shower screen, tiled floor, fully tiled walls, heated towel rail, extractor fan, ceiling recessed lighting, obscure glazed window, electric shaver point.

BEDROOM TWO

11' 11" (maximum) x 11' 5" (maximum) (3.63m x 3.48m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in bedroom furniture including wardrobes with hanging rails and shelving within, overhead storage lockers and fitted shelving.

BEDROOM THREE

13' 2" (maximum) x 8' 11" (maximum) (4.01m x 2.72m)

Having window to rear elevation, radiator, coved cornice, ceiling recessed lighting.

BEDROOM FOUR

13' 4" (maximum) x 8' 11" (maximum) (4.06m x 2.72m)

Currently used as a dressing room. Having window to rear elevation, radiator, coved cornice, ceiling recessed lighting, access to loft space, built-in double wardrobe with hanging rail and shelving within.



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FAMILY BATHROOM

11' 10" (maximum) x 6' 0" (maximum) (3.61m x 1.83m)

Being fitted with a four piece suite comprising feature bath with wall mounted tap and low level uplighters around bath area, oval wash hand basin with wall mounted mixer tap and storage beneath, push button WC, corner shower cubicle with wall mounted Aqualisa shower with hand held shower attachment and tiling within, tiled floor, wall mounted fitted mirror, coved cornice, ceiling recessed lighting, heated towel rail, obscure glazed window to rear elevation.

EXTERIOR

To the front, the property benefits from a gravelled driveway which provides ample off parking and hardstanding, with lawned garden to the front with plant and shrub borders and hawthorn hedging to the boundary. The driveway is served by lighting.

DOUBLE GARAGE

18' 1" x 18' 3" (5.51m x 5.56m)

Having two up and over doors, served by power and lighting, personnel door to rear garden.

REAR GARDEN

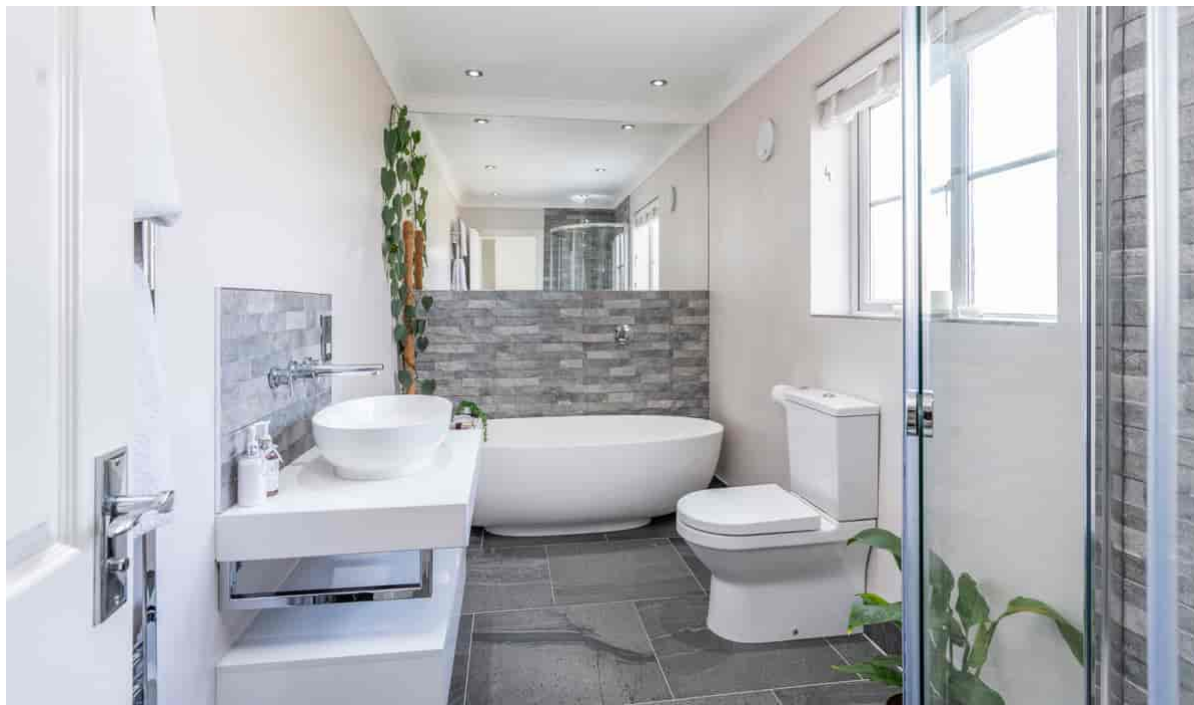
Being initially laid to a sweeping paved patio seating area providing ideal entertaining space. A central lawn leads to a section currently used as a children's play area and a timber shed. The garden benefits from gravelled plant and shrub borders and low level hawthorn hedging to the rear boundary enjoying views of open farmland to the rear. The garden is served by external tap and lighting.

SERVICES

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

REFERENCE

21032025/28745917/HOL



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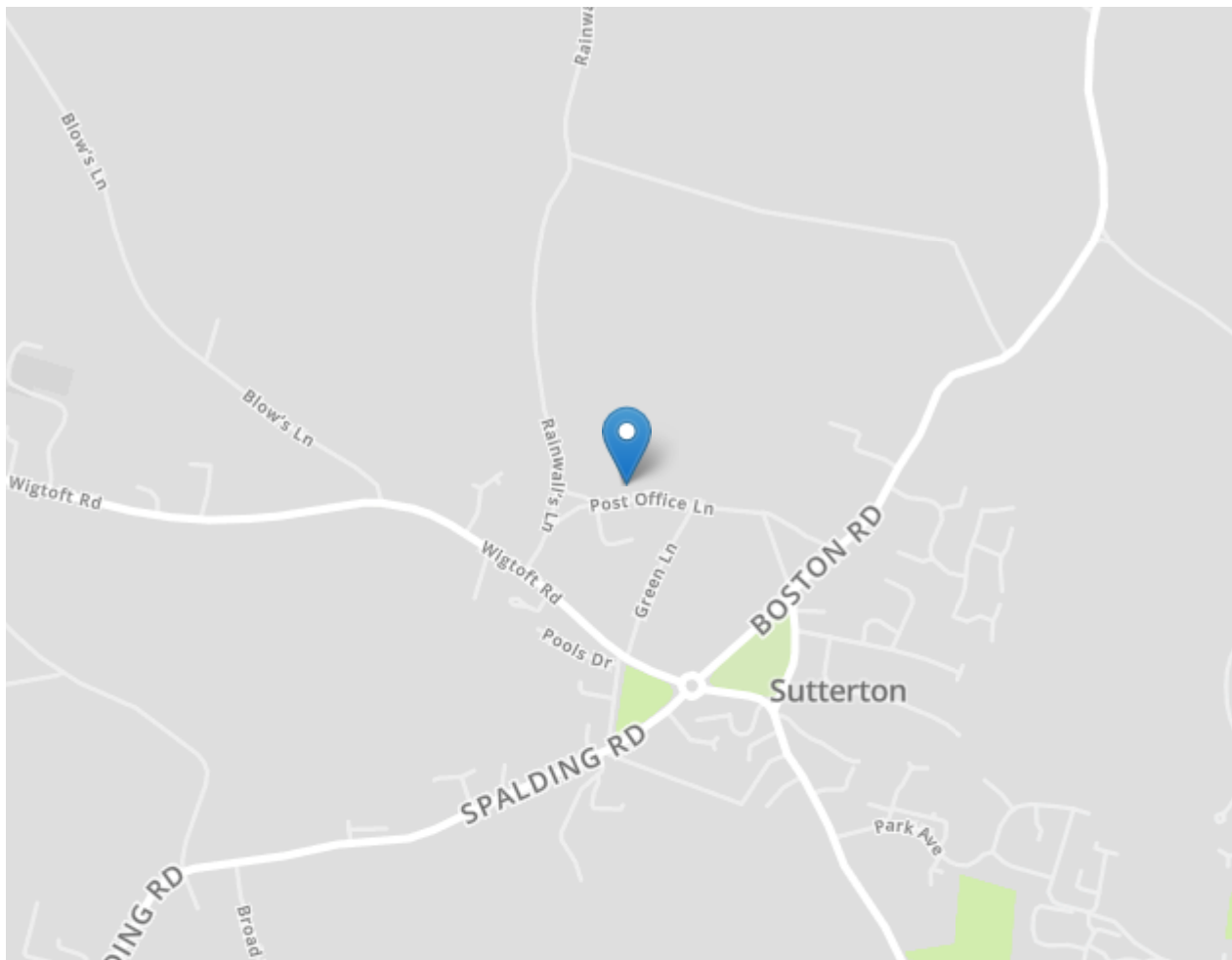
AGENT'S NOTES

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.

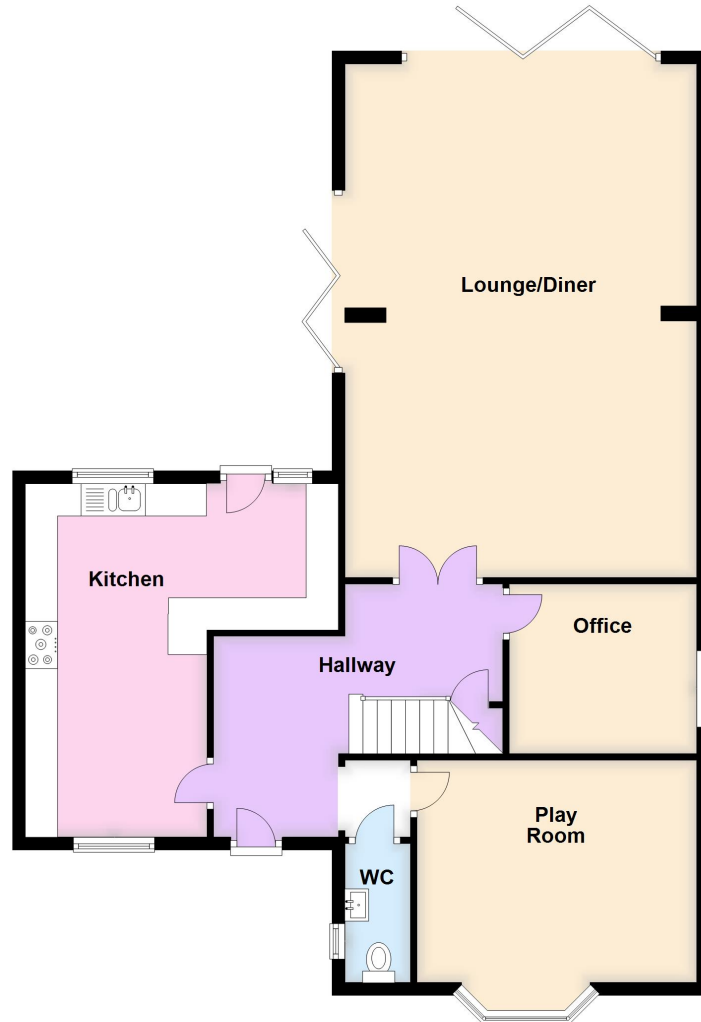
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 105.4 sq. metres (1134.7 sq. feet)



First Floor
Approx. 83.6 sq. metres (900.2 sq. feet)



Total area: approx. 189.0 sq. metres (2034.9 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		59
(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	