



£350,000

Manhattan House, Boston Road, Sutterton, Boston, Lincolnshire PE20 2HD

SHARMAN BURGESS

**Manhattan House, Boston Road, Sutterton,
Boston, Lincolnshire PE20 2HD
£350,000 Freehold**

ACCOMMODATION

With , leading into an entrance hall.

ENTRANCE HALL

9' 9" x 11' 4" (maximum measurement including staircase)
(2.97m x 3.45m)

Having partially obscure glazed front entrance door with obscure glazed window to the side, return staircase leading off, under stair storage cupboard, further built-in cloak cupboard to the side, ceiling light point, door to: -

STUDY/OFFICE

8' 4" (maximum measurement) x 14' 0" (2.54m x 4.27m)

With window, radiator, ceiling light point.

A large modern detached house situated in the popular village of Sutterton, with accommodation comprising an entrance hall, good sized lounge, kitchen diner, utility room, ground floor cloakroom, office/study, four double bedrooms to the first floor, a family bathroom and an en-suite to bedroom one. Further benefits include a double garage, oil central heating, uPVC double glazing and an enclosed garden to the rear.



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LOUNGE

23' 0" x 13' 6" (7.01m x 4.11m) (both maximum measurements)

With a bow window to the front aspect, French doors leading to the rear garden, radiator, two ceiling light points, TV aerial point, fireplace with fitted hearth, inset and display surround.

KITCHEN DINER

19' 6" x 12' 6" (5.94m x 3.81m)

With roll edge work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, plumbing for dishwasher, Belling electric and LPG Range (to be included within the sale) with wall mounted illuminated fume extractor above, integrated fridge freezer, window to rear aspect, French doors leading to the rear garden, radiator, coved cornice, two ceiling light points.

UTILITY ROOM

7' 7" x 6' 4" (2.31m x 1.93m)

With roll edge work surface, plumbing for automatic washing machine, space for condensing tumble dryer, radiator, obscure glazed entrance door, coved cornice, ceiling light point, door to: -

GROUND FLOOR CLOAKROOM

With WC, pedestal wash hand basin with tiled splashback, radiator, ceiling light point, obscure glazed window.



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FIRST FLOOR LANDING

With window to front aspect, access to roof space, ceiling light point.

BEDROOM ONE

14' 2" x 11' 9" (4.32m x 3.58m) (both maximum measurements)
With window, radiator, ceiling light point.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising a shower cubicle with wall mounted mains fed shower within and fitted shower screen, pedestal wash hand basin with mixer tap, push button WC, radiator, obscure glazed window, ceiling light point, extractor fan, tiled flooring.

BEDROOM TWO

13' 7" x 12' 6" (4.14m x 3.81m) (both maximum measurements)
With window to rear aspect, radiator, ceiling light point, built-in double wardrobe.

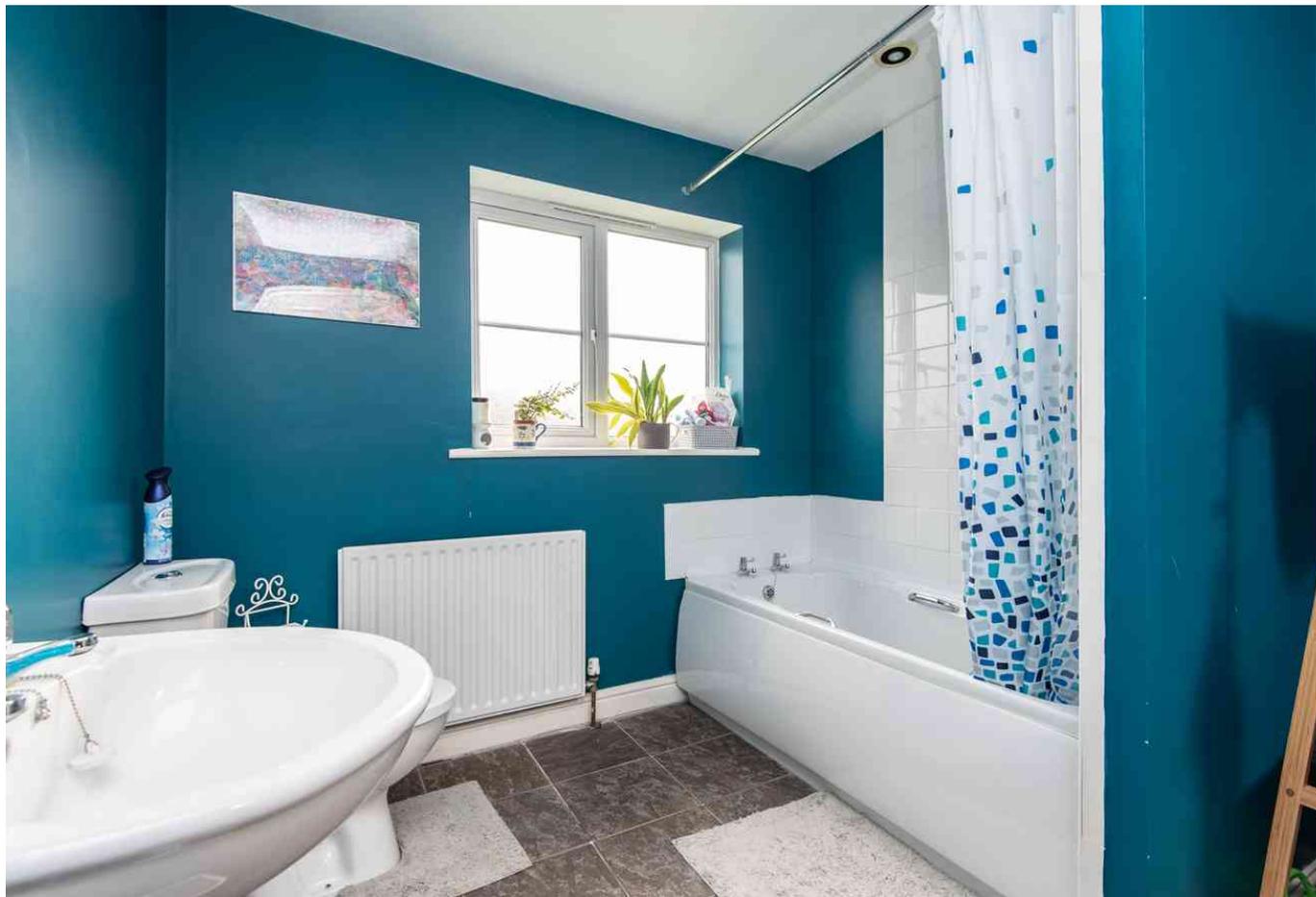
BEDROOM THREE

13' 7" x 10' 0" (4.14m x 3.05m) (both maximum measurements)
With window to front aspect, radiator, ceiling light point, built-in double wardrobe.

BEDROOM FOUR

11' 5" x 9' 0" (3.48m x 2.74m) (both maximum measurements)
With window to rear aspect, radiator, ceiling light point.





FAMILY BATHROOM

Being fitted with a three piece suite comprising a pedestal wash hand basin with tiled splashback, push button WC, panelled bath with tiled splashback and wall mounted electric shower above, ceiling light point, extractor fan, electric shaver point, obscure glazed window, airing cupboard housing the hot water cylinder and slatted linen shelving.

EXTERIOR

To the front, the property is approached via five bar gated access leading to a gravelled driveway which provides off road parking and hardstanding as well as vehicular access to the double garage. Gated access leads to the rear.

DOUBLE GARAGE

Split into two sections by a partition wall: -

SECTION ONE

17' 9" x 9' 7" (5.41m x 2.92m)

With up and over door, served by power and lighting, housing the floor mounted oil central heating boiler, personnel door to the rear

SECTION TWO

18' 5" x 9' 9" (5.61m x 2.97m)

With up and over door, served by hot and cold water feed and drainage.



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REAR GARDEN

Initially comprising a paved patio seating area leading to the remainder of the garden which is predominantly laid to lawn. There is a granite gravelled area to the very rear of the garden. The garden is served by an outside tap and lighting and is fully enclosed by fencing. The garden also houses the oil tank which is located to the rear left hand side of the garden and is screened behind fencing.

SERVICES

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

REFERENCE

04032026/30007257/EDO



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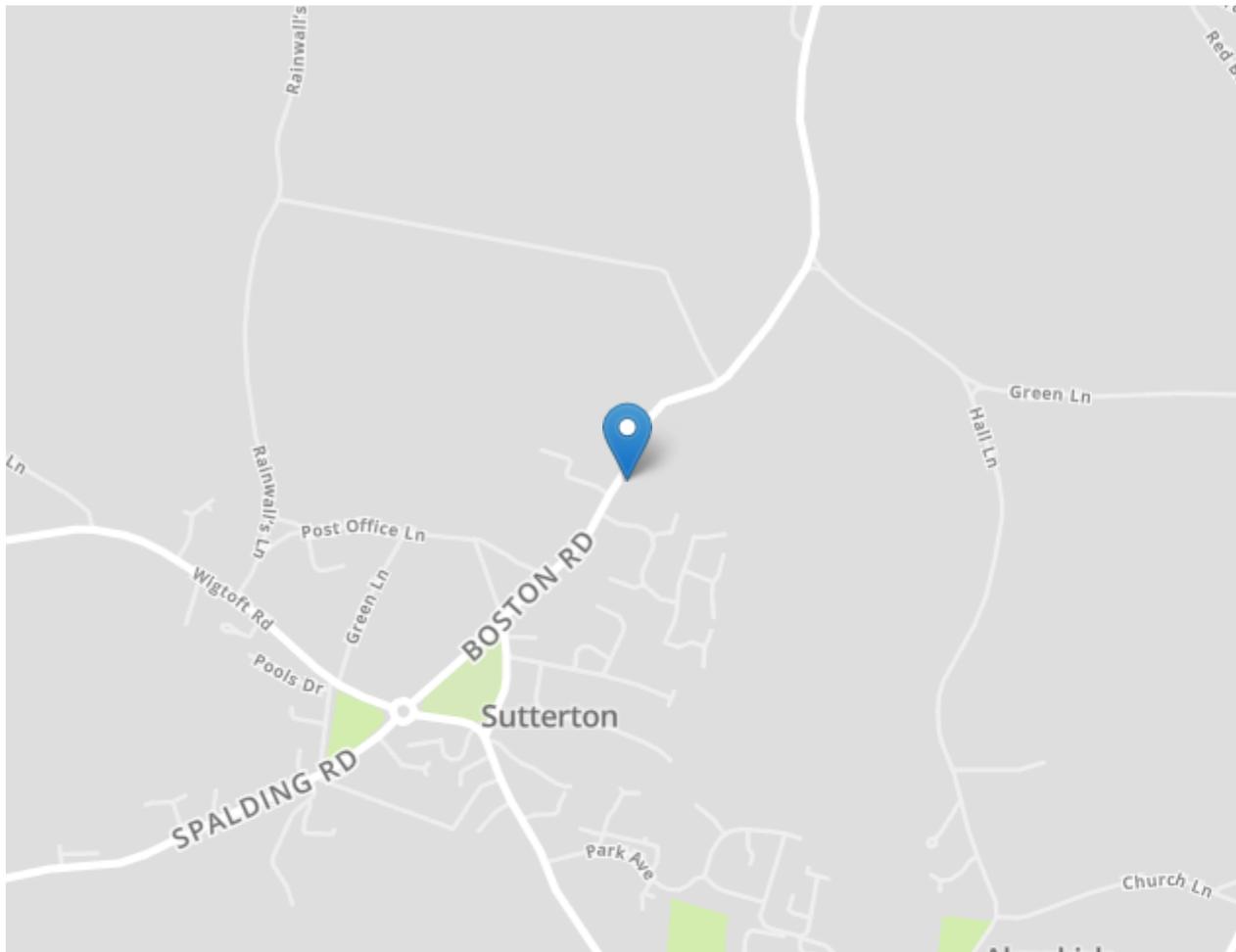
AGENT'S NOTES

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.

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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.

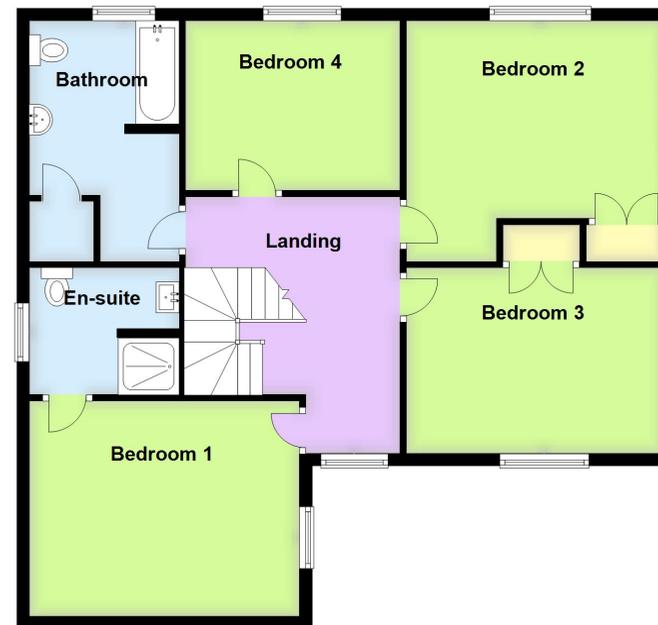


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Ground Floor
Approx. 1234.8 sq. feet



First Floor
Approx. 893.9 sq. feet



Total area: approx. 2128.7 sq. feet



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	