



**£250,000**

17, Churchgate, Sutterton, Boston PE20 2NS

**SHARMAN BURGESS**



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

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, staircase rising to first floor, wall mounted central heating thermostat, coved cornice, ceiling light point.

**LOUNGE**

17'10" (maximum) x 10'8" (maximum) (5.44m x 3.25m)

Having dual aspect windows, two radiators, coved cornice, ceiling light point, additional wall light points, TV aerial point.

A highly impressive and extended detached property situated on a corner plot in a highly sought after location within the village of Sutterton. The extremely well presented accommodation comprises an entrance hall, lounge, kitchen with integrated appliances, conservatory with under floor heating, to the first floor are three bedrooms, a family bathroom and en-suite shower room to bedroom one. Further benefits include oil central heating, uPVC double glazing, approximate south facing rear garden, driveway and single garage.



**SHARMAN BURGESS**





### KITCHEN

17'9" (maximum) x 11'4" (maximum) (5.41m x 3.45m)  
Having a well appointed fitted kitchen comprising counter tops with matching upstands, tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, wide range of base level storage units, drawer units, matching eye level wall units, integrated washing machine, integrated dishwasher, integrated waist height double oven and grill, five ring electric hob with illuminated stainless steel fume extractor above, integrated fridge and freezer, base level wine cooler, central island with further units beneath providing breakfast area, tiled floor, coved cornice, two ceiling light points, window to front elevation, concealed oil central heating boiler.

### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wash hand basin with tiled splashback, tiled floor, coved cornice, ceiling light point.

### CONSERVATORY

12'10" x 8'11" (3.91m x 2.72m)  
Having electric under floor heating, ceiling recessed lighting, part glazed roof, dual aspect windows, French doors leading to the rear garden, TV aerial point.

### FIRST FLOOR LANDING

Having window to rear elevation, radiator, coved cornice, ceiling light point, access to loft space, airing cupboard housing the hot water cylinder and slatted linen shelving within.

### BEDROOM ONE

10'11" (maximum) x 10'6" (maximum) (3.33m x 3.20m)  
Having window to front elevation, radiator, coved cornice, ceiling light point.



**SHARMAN  
BURGESS** Est 1996



### EN-SUITE SHOWER ROOM

Being fitted with a two piece suite comprising shower area with fitted shower screen and wall mounted mains fed shower within with hand held shower attachment, push button WC, tiled floor, fully tiled walls, heated towel rail, obscure glazed window to front elevation, coved cornice, ceiling light point, extractor fan.

### BEDROOM TWO

11' 8" (maximum) x 8' 11" (maximum) (3.56m x 2.72m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobe with hanging rail within.

### BEDROOM THREE

7' 5" x 7' 0" (2.26m x 2.13m)

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

### FAMILY BATHROOM

Being fitted with a three piece suite comprising free standing roll top bath with mixer tap and hand held shower attachment, WC, pedestal wash hand basin, tiled floor, fully tiled walls, coved cornice, ceiling light point, obscure glazed window to rear elevation, extractor fan, heated towel rail.

### EXTERIOR

The property sits on a corner plot, with wrought iron railings to the front boundary, paved pathway leading to the front entrance door and sections of lawn. Vehicular access is to the rear of the property with a driveway providing off road parking as well as access to the: -

### SINGLE GARAGE

Of brick and tile construction. Having up and over door, served by power and lighting. Gated access leads to the: -

### REAR GARDEN

Enjoying an approximate south facing aspect and designed with low maintenance in mind. Comprising paved patio seating areas, gravelled section and beds and borders providing planting space for flowers and shrubs. Concealed behind fencing and low level wall in the garden is the oil tank. The garden is fully enclosed by fencing and served by external lighting. There is a sheltered area to the side of the property providing an ideal barbeque space.

### SERVICES

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

### REFERENCE

26032025/28879981/MCC





Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

# YELLOW MORTGAGES

Mortgage and Protection Broker

**01205 631291**

**[www.yellowfinancial.co.uk](http://www.yellowfinancial.co.uk)**

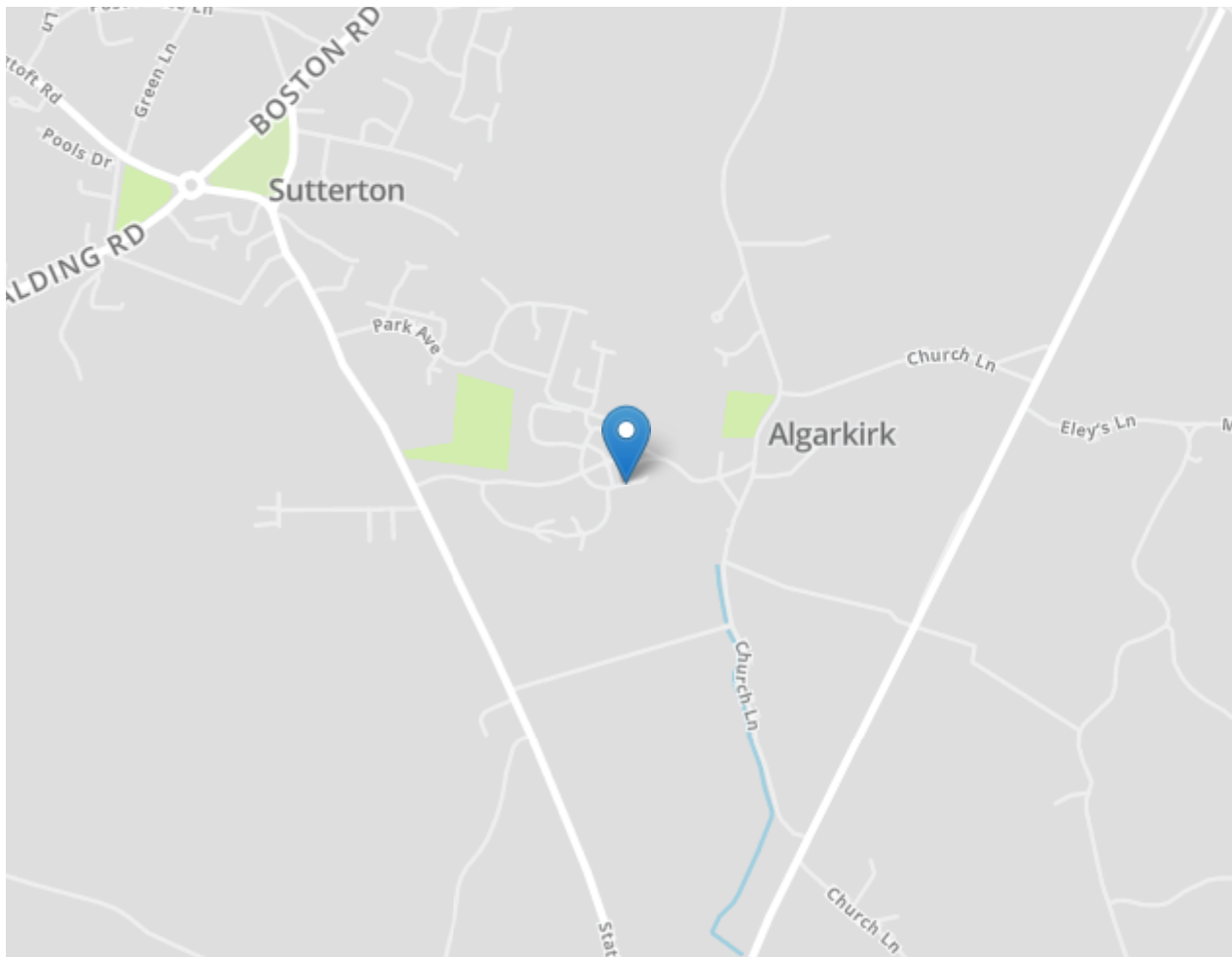
## AGENT'S NOTES

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.

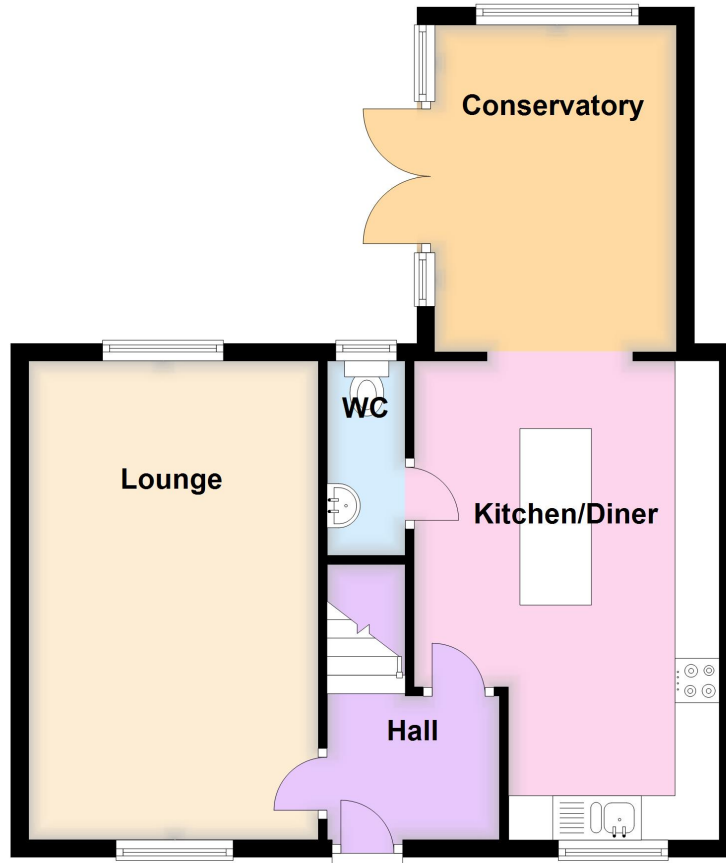


**SHARMAN BURGESS**



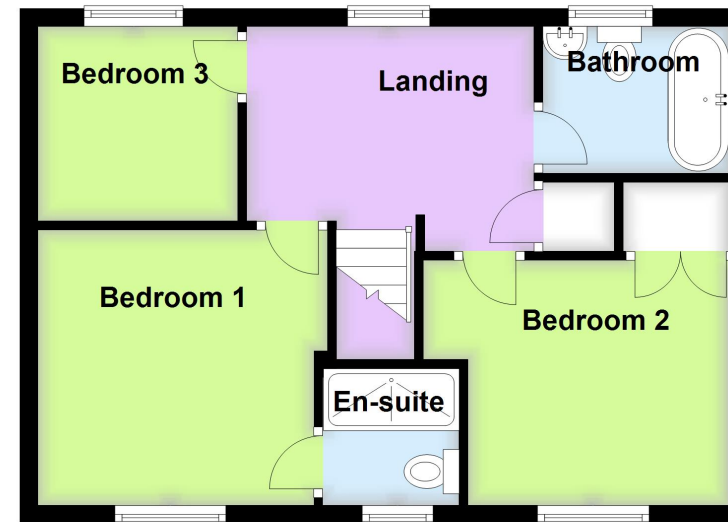
## Ground Floor

Approx. 53.9 sq. metres (579.9 sq. feet)



## First Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 96.3 sq. metres (1036.5 sq. feet)

**SHARMAN  
BURGESS** Est 1996

t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC