



£375,000

The Chestnuts, Station Road, Sutterton, Boston PE20 2JH

SHARMAN BURGESS

**The Chestnuts, Station Road, Sutterton,
Boston PE20 2JH
£375,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

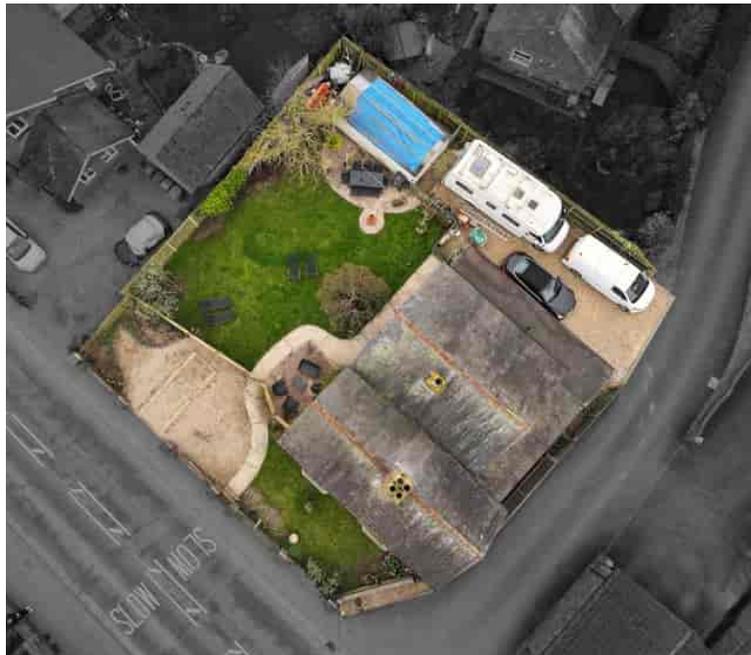
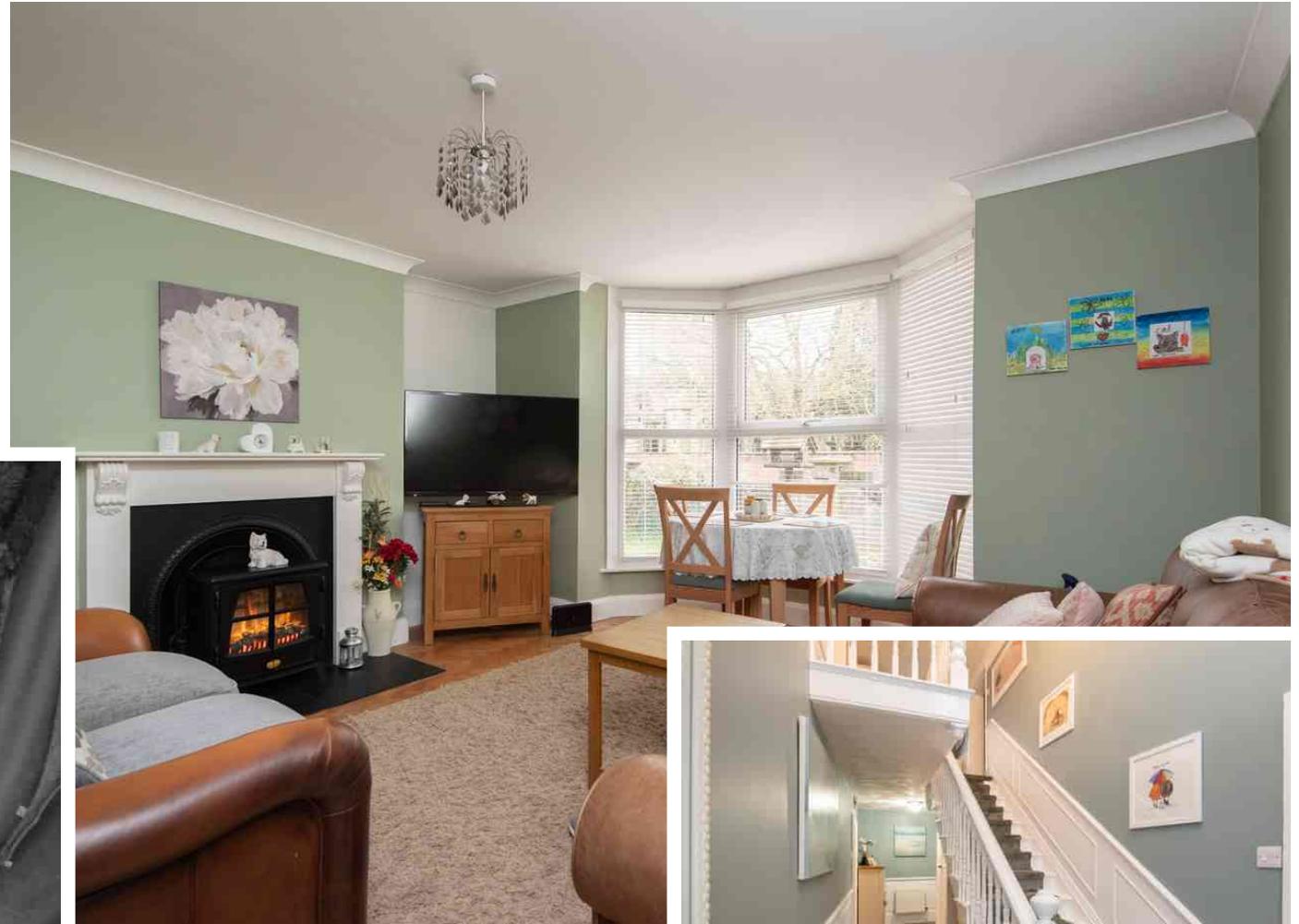
Having partially obscure glazed stable style side entrance door with coloured glass detailing, feature decorative tiled floor, staircase leading off, ceiling light point, radiator, feature coloured glass window to side elevation.

LOUNGE

13' 1" (maximum including chimney breast) x 15' 4" (maximum into bay window) (3.99m x 4.67m)

Having feature bay window to front elevation, Parquet flooring, coved cornice, ceiling light point, TV aerial point, feature open fireplace with tiled hearth, cast iron inset and display surround.

A large detached 3/4 bedroomed family home with great kerb appeal. The flexible living accommodation is in excess of 2000 sqft and comprises an entrance hall with fantastic decorative tiled floor, large open plan living kitchen incorporating dining and seating areas with open fire, large rear entrance hall, ground floor cloakroom, utility room, two reception rooms to the ground floor (one of which is currently used as a fourth bedroom), three bedrooms to the first floor, en-suite shower room to bedroom one and a large four piece family bathroom. Further benefits include numerous period features, a driveway to the rear with timber garage/workshop, well presented gardens and oil central heating. The property is situated in the highly sought after village of Sutterton and enjoys views of the village church to the front aspect.



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OPEN PLAN LIVING KITCHEN

22' 3" (maximum) x 21' 9" (maximum into entrance area)
(6.78m x 6.63m)

A large open plan room incorporating dining, seating and kitchen areas comprising counter tops with inset sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, breakfast bar with ceiling recessed lighting above. Belling Range cooker (to be included in the sale) with double oven, grill and five ring electric hob and tiled splashback. Space for American style fridge freezer with cold water feed, dual aspect windows, wood effect laminate flooring throughout, radiator, four ceiling light points, additional wall mounted lighting, TV aerial point, feature open fireplace with tiled hearth, cast iron inset and display mantle.

REAR ENTRANCE HALL

Having partially obscure glazed rear entrance door, additional side entrance door, slate tiled floor, two ceiling light points, window to side elevation.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wash hand basin with tiled splashback, obscure glazed window to side elevation, slate tiled floor, ceiling light point.



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UTILITY ROOM

9' 7" x 6' 8" (2.92m x 2.03m)

Having counter top with stainless steel sink and drainer, base level storage unit, matching eye level unit, space for twin height fridge freezer, space for electric cooker, plumbing for automatic washing machine, floor mounted Worcester oil central heating boiler with digital timer, window to side elevation, ceiling light point, vinyl floor (which the vendor advises has a continuation of the slate flooring beneath matching that of the rear entrance hall).

DINING ROOM/GROUND FLOOR BEDROOM FOUR

14' 8" (maximum) x 15' 8" (maximum into bay window) (4.47m x 4.78m)

Currently used as Bedroom Four. Having feature bay window to front elevation, radiator, coved cornice, ceiling light point, built-in base level storage units to either side of the chimney breast.

FIRST FLOOR LANDING

Having window to side elevation, ceiling light point, additional wall light point.

BEDROOM ONE

14' 1" (maximum) x 15' 0" (maximum) (4.29m x 4.57m)

Having dual aspect windows, radiator, ceiling recessed lighting.

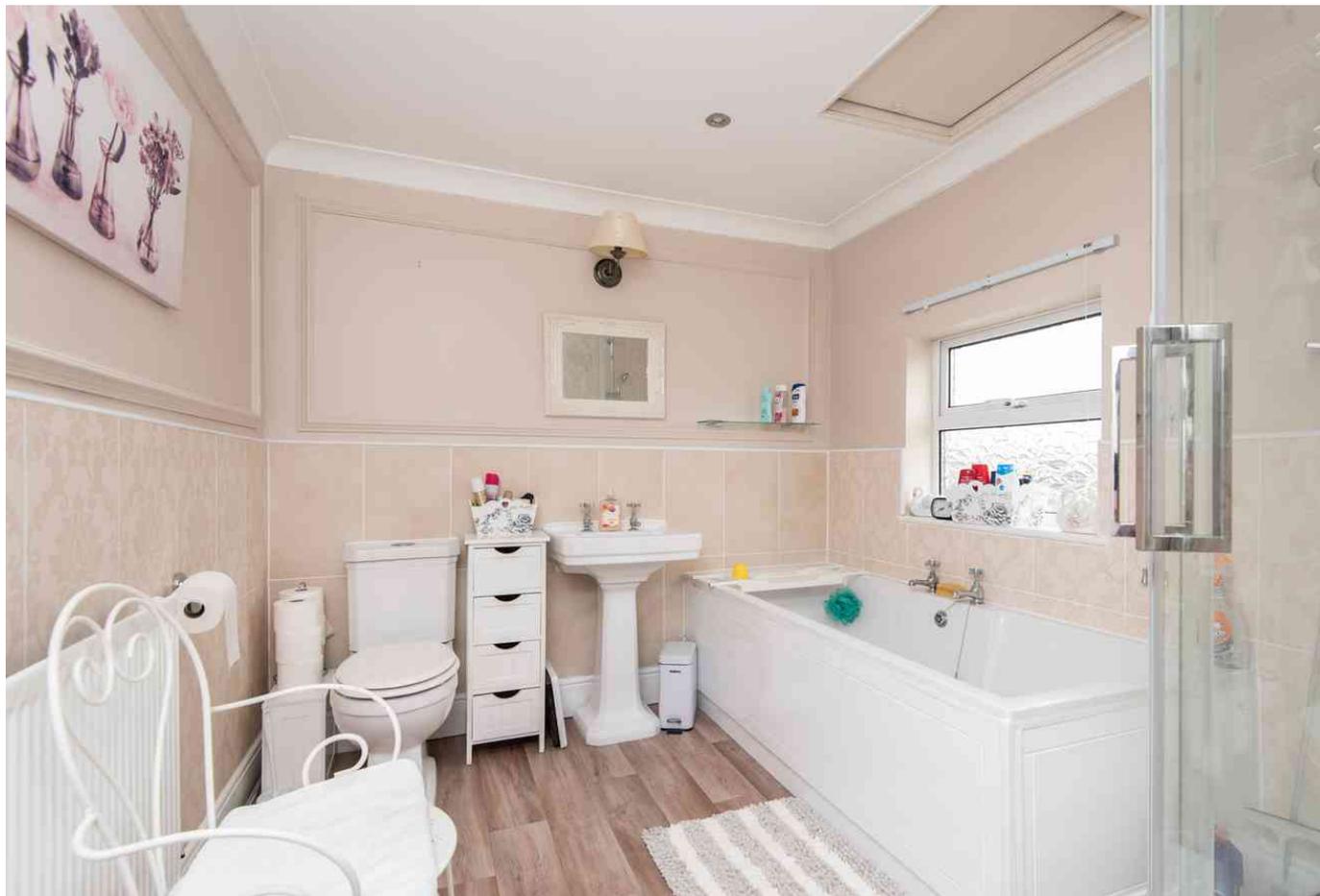
EN-SUITE SHOWER ROOM

7' 6" x 5' 0" (2.29m x 1.52m)

Having shower area with wall mounted mains fed shower with hand held shower attachment and decorative tiling within and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath and mirror above, WC with concealed cistern, heated towel rail, extractor fan, ceiling recessed lighting.



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BEDROOM TWO

13' 0" (maximum) x 14' 1" (maximum) (3.96m x 4.29m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in storage to right hand side of chimney breast.

BEDROOM THREE

14' 3" (maximum into recess) x 13' 1" (4.34m x 3.99m)

Having window to front elevation, radiator, coved cornice, access to loft space, feature ornamental fireplace with tiled hearth and cast iron surround, built-in desk with base level drawers and overhead storage lockers above.

FAMILY BATHROOM

9' 1" x 8' 0" (2.77m x 2.44m)

Having push button WC, pedestal wash hand basin, bath, shower cubicle with wall mounted mains fed shower within and fitted screen, extended tiled splashbacks, access to loft space, obscure glazed window to side elevation, coved cornice, ceiling recessed lighting, extractor fan, additional wall mounted lighting, radiator.

EXTERIOR

To the front, the property has a gravelled hardstanding area with additional lawned section to the immediate front of the property with flower and shrub borders. A wrought iron pedestrian gate and pathway leads to the side entrance door. The main vehicular access is the rear of the property where a good sized gravelled driveway provides ample off road parking and hardstanding for numerous vehicles. The driveway is served by outside tap and lighting and also provides access to the -



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TIMBER GARAGE/WORKSHOP

Situated on a concrete base.

The garden is situated predominantly to the side of the property and comprises a well maintained lawn with flower and shrub borders and hardstanding areas providing seating space. The garden houses the oil tank, two mature trees and is served by outside lighting.

SERVICES

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

REFERENCE

27022026/29958620//DIC



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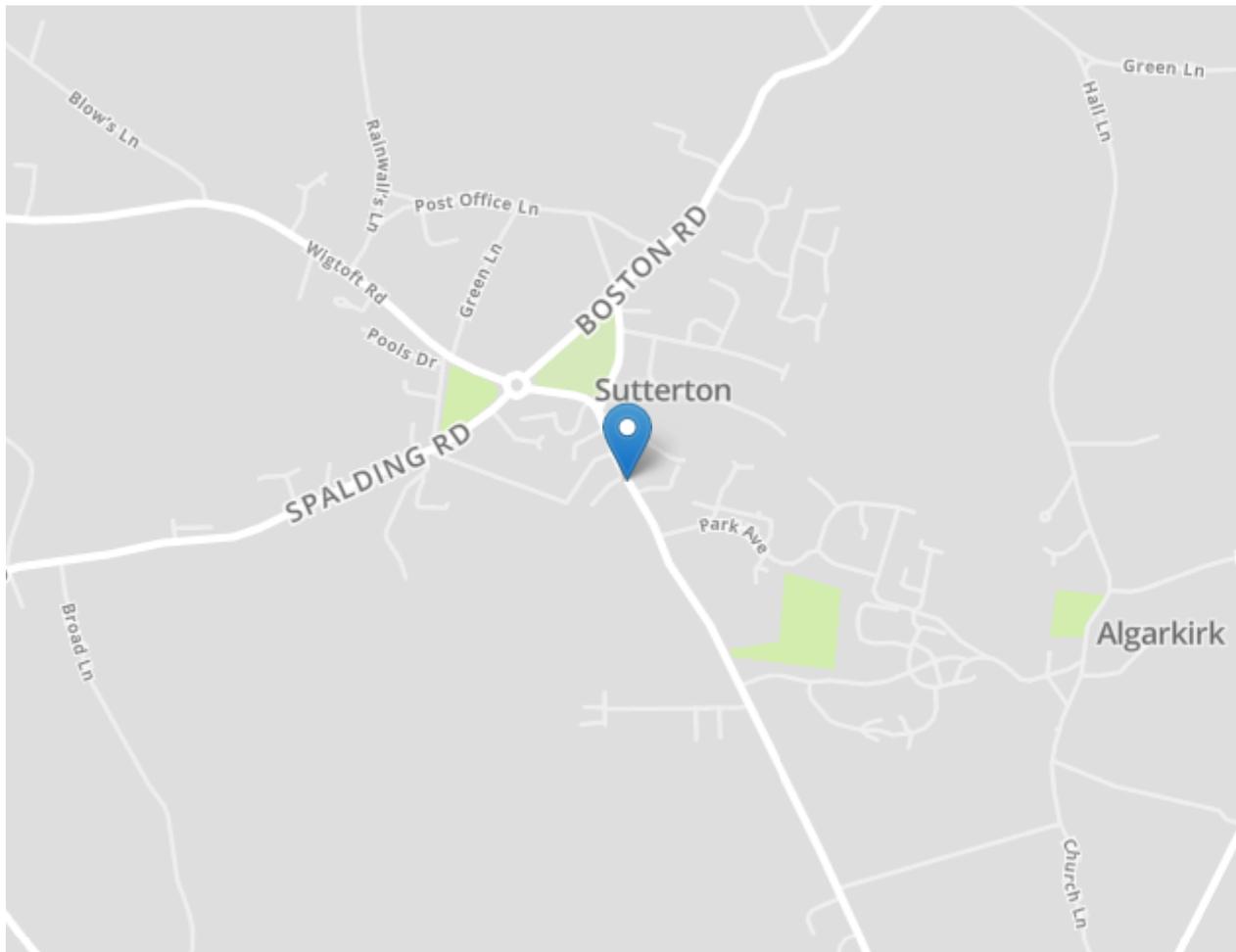
AGENT'S NOTES

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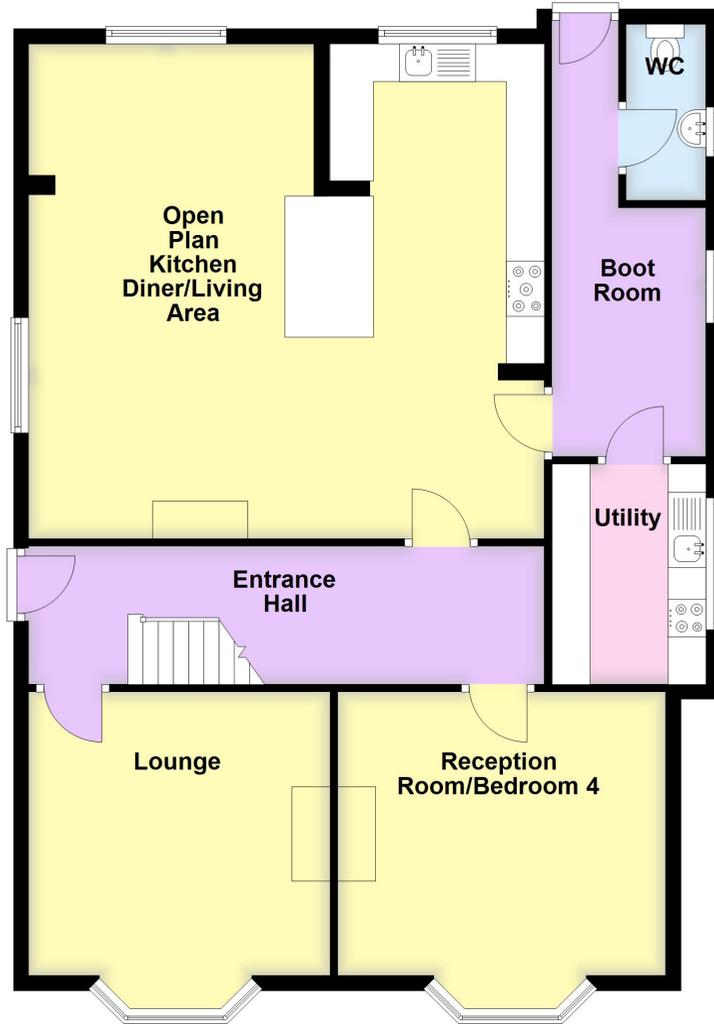
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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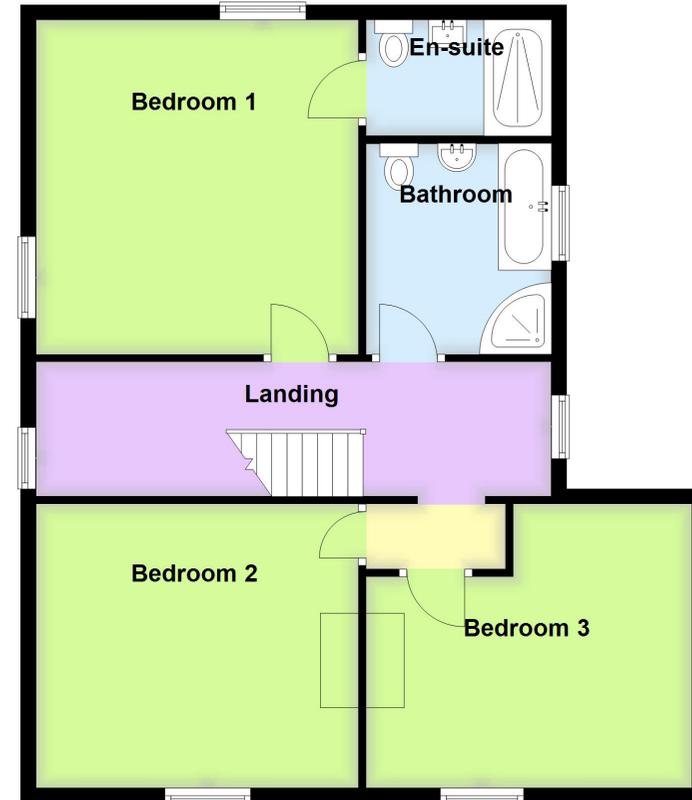
Ground Floor

Approx. 108.9 sq. metres (1172.2 sq. feet)



First Floor

Approx. 76.4 sq. metres (822.5 sq. feet)



Total area: approx. 185.3 sq. metres (1994.6 sq. feet)

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