



£435,000

Birch House, Mcloughlin Way, Sutterton, Boston, Lincolnshire PE20 2ES

SHARMAN BURGESS

**Birch House, Mcloughlin Way, Sutterton,
Boston, Lincolnshire PE20 2ES
£435,000 Freehold**

ACCOMMODATION

OPEN PLAN RECEPTION HALL

15' 6" (maximum measurement taken to edge of open plan living area) x 14' 1" (maximum measurement including staircase) (4.72m x 4.29m)

Having a partially obscure glazed side entrance door, tiled floor with underfloor heating, ceiling recessed lighting, return staircase rising to first floor landing, window, built-in cloak cupboard with wall mounted coat hooks, light and central heating timer within.

A large modern detached property situated in a private cul-de-sac offering fantastic family sized living accommodation. The ground floor is light and airy and open plan in nature, initially comprising a reception hall with return staircase leading to the first floor, an open plan lounge, dining and kitchen area with integrated appliances, utility room, shower room and office. The four bedrooms are arranged over two floors with bedroom one having en-suite facilities. The property also benefits from a large four piece family bathroom. Further benefits include block paved and granite gravelled driveway, single garage with electric door and a generous garden to the rear.



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OPEN PLAN LIVING AREA

19' 5" (maximum measurements) x 22' 5" (maximum measurement) (5.92m x 6.83m)

Comprising seating space, dining space and kitchen area. The well equipped fitted kitchen comprises counter tops, one and a half bowl sink and drainer with mixer tap, range of base level storage units including pan drawers and matching eye level wall units, island unit with matching work surface providing breakfast bar and housing a drinks fridge and additional base units and pan drawers. The kitchen also benefits from a waist height double oven and grill, five ring electric hob and illuminated stainless steel fume extractor above, integrated fridge freezer and dishwasher. This light and airy living space benefits from dual aspect windows and bi-folding doors leading out to a rear patio, TV aerial point and ceiling recessed lighting.

UTILITY ROOM

7' 8" (maximum measurement) x 6' 2" (maximum measurement) (2.34m x 1.88m)

Having counter top with plumbing for automatic washing machine beneath, space for standard height fridge or freezer, base level storage cupboard, additional wall mounted storage units, larder style unit housing the gas central heating boiler within, tiled floor, glazed entrance door, ceiling recessed lighting, extractor fan.

OFFICE

7' 0" (maximum measurement) x 9' 5" (maximum measurement) (2.13m x 2.87m)

Having window to front aspect, radiator, ceiling recessed lighting.



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GROUND FLOOR SHOWER ROOM

7' 8" x 5' 5" (2.34m x 1.65m)

Having a double shower cubicle with wall mounted mains fed shower and hand held shower attachment within, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, tiled flooring, fully tiled walls, heated towel rail, extractor fan, ceiling recessed lighting.

GROUND FLOOR BEDROOM FOUR

11' 8" x 12' 5" (3.56m x 3.78m)

Currently used as an additional reception room by the current vendors. Having window to front aspect, radiator, ceiling recessed lighting, TV aerial point.

FIRST FLOOR LANDING

Having Keylite roof windows, radiator, ceiling recessed lighting, access to roof space, built-in cupboard providing additional storage space.

BEDROOM ONE

13' 1" (maximum measurement with reduced head height) x 12' 2" (maximum measurement) (3.99m x 3.71m)

Having window to front aspect, radiator, ceiling recessed lighting, walk-in wardrobe with hanging rails within.

EN-SUITE SHOWER ROOM

Having a three piece suite comprising shower cubicle with mains fed shower within, WC with concealed cistern, wash hand basin. Tiled floor, extended tiled splashback, ceiling recessed lighting, extractor fan, window.



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BEDROOM TWO

18' 7" (maximum measurement) x 16' 9" (maximum measurement) (5.66m x 5.11m)

Having window to rear aspect, radiator, ceiling recessed lighting.

BEDROOM THREE

15' 10" (maximum measurement) x 12' 0" (maximum measurement) (4.83m x 3.66m)

Having Keylite roof window, double doors with Juliet balcony to rear aspect, radiator, ceiling recessed lighting, walk-in wardrobe.

FAMILY BATHROOM

8' 9" (maximum measurement) x 8' 7" (maximum measurement) (2.67m x 2.62m)

Having a four piece suite comprising WC with concealed cistern, wall mounted wash hand basin with mixer tap and storage beneath, bath with wall mounted mixer tap, shower cubicle with wall mounted mains fed shower and hand held shower attachment within. Tiled floor, fully tiled walls, ceiling recessed lighting, extractor fan, Keylite roof window, heated towel rail.

EXTERIOR

The property is approached over a part block paved and granite gravelled driveway which provides off road parking as well as vehicular access to the garage.



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GARAGE

17' 1" x 10' 4" (5.21m x 3.15m)

Having electric roller door, served by power and lighting, personnel door to rear garden.

The property benefits from large gardens which are situated predominantly to the rear with raised Indian sandstone patio area providing seating space leading to the remainder which is predominantly laid to lawn. The garden is enclosed by fencing and served by external lighting.

SERVICES

Mains gas, electricity and water are connected. Drainage is to a private system.

AGENTS NOTE

Potential purchasers should be aware that there is a monthly payment of approximately £25 (Vendor to confirm exact amount) payable for the maintenance and upkeep of the private driveway.

REFERENCE

26915060/30102023/COC



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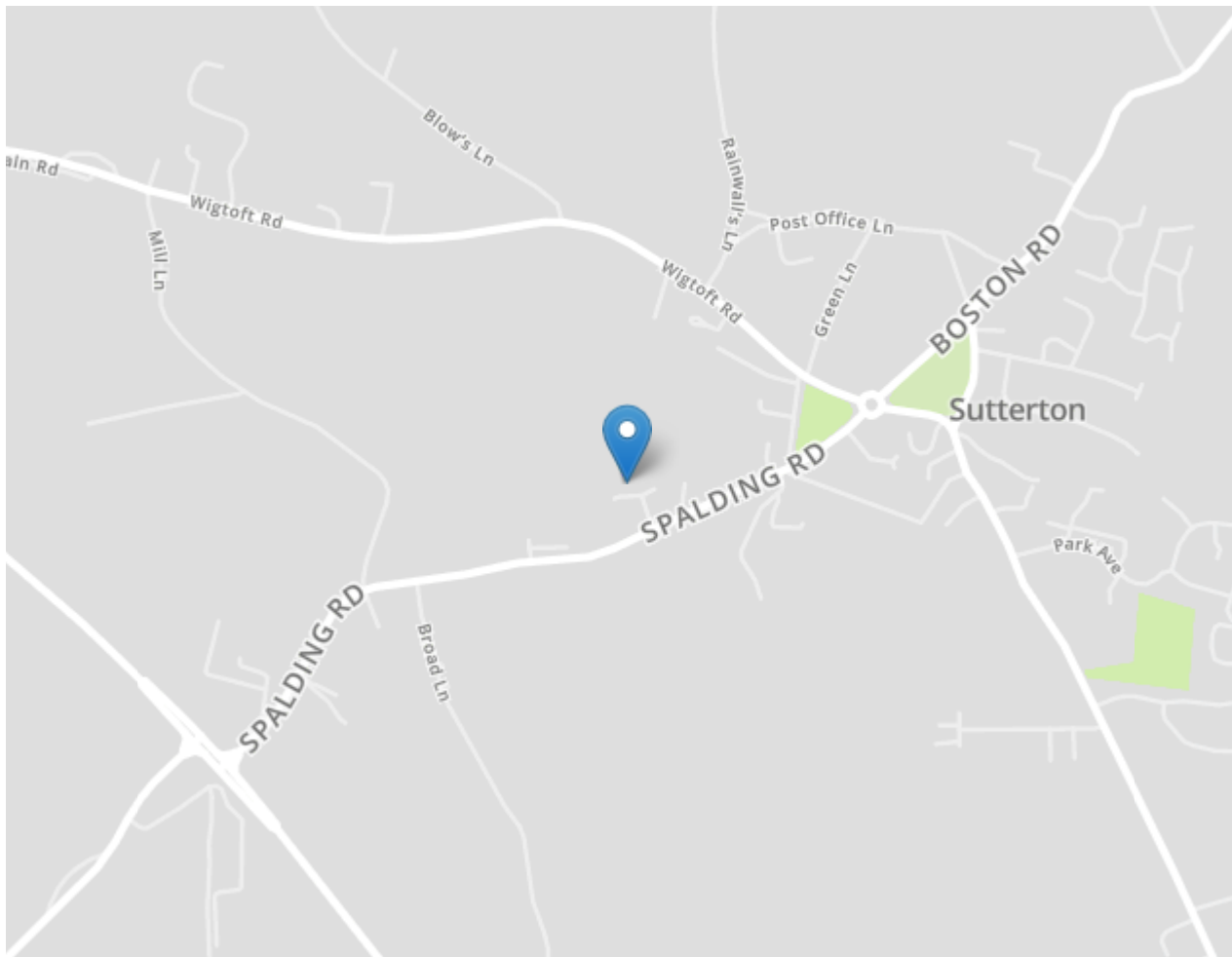
AGENT'S NOTES

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.

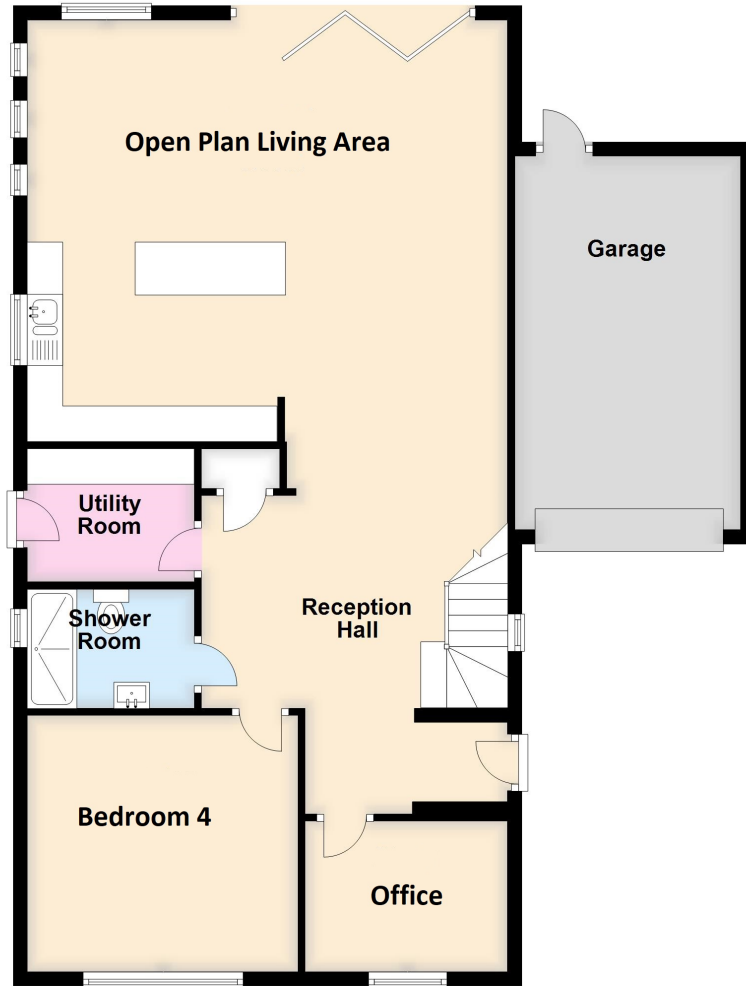
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

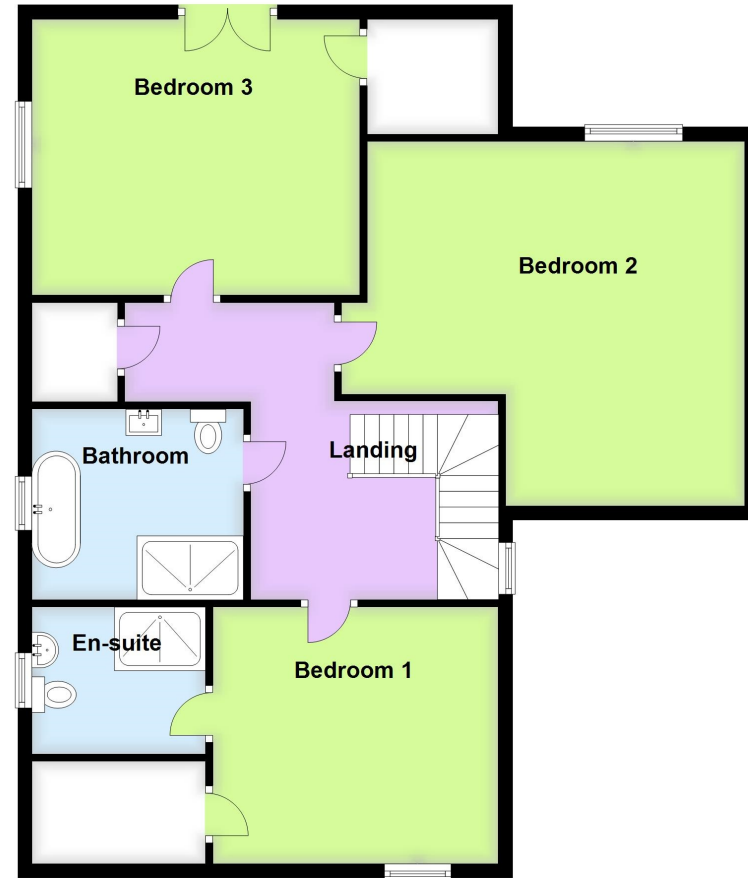


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Ground Floor
Approx. 107.9 sq. metres (1161.0 sq. feet)



First Floor
Approx. 95.9 sq. metres (1032.0 sq. feet)



Total area: approx. 203.7 sq. metres (2193.0 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	90
(69-80)	C		
(55-68)	D		
(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	