



£390,000

Windy Nook, Sutterton Drove, Amber Hill, Boston, Lincolnshire PE20 3RQ

SHARMAN BURGESS

**Windy Nook, Sutterton Drove, Amber Hill,
Boston, Lincolnshire PE20 3RQ
£390,000 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having uPVC entrance door with matching double glazed side panels, tiled flooring, electric panel radiator, coved cornice, double doors through to: -

HALLWAY

40' 11" x 12' 10" (maximum) reducing to 8' 2" (minimum)
(12.47m x 3.91m reducing to 2.49m)

Having coved cornice, access to roof space, two radiators, large double airing cupboard housing the hot water cylinder and slatted linen shelving within

A deceptively spacious and versatile 4/5 bedroomed detached bungalow offering over 2500 sq ft of well presented living accommodation, situated in a semi-rural location. Accommodation comprises an entrance lobby, 40ft long hallway, kitchen diner, utility room, lounge, garden room, separate dining room, 4 bedrooms, family bathroom, en-suite to bedroom one and a separate WC. Further benefits include extensive off road parking and hardstanding, garage/workshop and rear garden with open field views beyond.



SHARMAN BURGESS



KITCHEN DINER

20' 10" x 14' 9" (6.35m x 4.50m)

Having a modern fitted kitchen comprising a wide range of wall and base level storage units, drawer units and deep drawer units, larder style units, areas of work surfaces, integrated composite one and a half bowl sink and drainer with mixer tap, integrated oven with electric hob and stainless steel extractor above, two further integrated ovens, space for dishwasher, space for fridge freezers, wall mounted heated towel rail, TV aerial point, coved cornice, ceiling recessed spotlights, partly tiled walls, luxury vinyl tiled flooring, two double glazed windows to side elevation, door to: -

UTILITY ROOM

7' 11" x 11' 10" (2.41m x 3.61m)

Being fitted with a range of wall and base level storage units, areas of work surface, inset stainless steel sink and drainer, space and plumbing for automatic washing machine, space for condensing tumble dryer, partly tiled walls, coved cornice, ceiling recessed spotlights, floor mounted oil central heating boiler, double glazed window to side elevation, uPVC double glazed side entrance door.

LOUNGE

17' 11" x 20' 6" (5.46m x 6.25m)

Having double glazed window to side elevation, two radiators, TV aerial point, telephone point, coved cornice, ceiling light point with LED mood lighting, French doors through to: -



**SHARMAN
BURGESS** Est 1996

GARDEN ROOM

9' 10" x 11' 10" (3.00m x 3.61m)

Of brick construction with pitched roof. Having double glazed windows to side elevations, double glazed patio doors to rear elevation, coved cornice, ceiling recessed spotlights, radiator, tiled flooring.

DINING ROOM

21' 10" x 14' 10" (6.65m x 4.52m)

Having dual aspect double glazed windows, two radiators, coved cornice, ceiling recessed spotlights.

BEDROOM ONE

14' 10" x 11' 10" (4.52m x 3.61m)

Having double glazed window to side elevation, radiator, coved cornice, door to: -

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising low level WC, wash hand basin inset to vanity unit, shower cubicle within tiled recessed with wall mounted electric shower within, coved cornice, ceiling recessed spotlights, extractor fan, heated towel rail.

BEDROOM TWO

11' 10" x 11' 11" (3.61m x 3.63m)

Having double glazed window to side elevation, radiator, coved cornice.

BEDROOM THREE

12' 0" x 11' 11" (3.66m x 3.63m)

Having double glazed window to side elevation, radiator, coved cornice.



**SHARMAN
BURGESS** Est 1996



BEDROOM FOUR

9' 8" x 9' 1" (2.95m x 2.77m)

Having double glazed window to rear elevation, radiator, TV aerial point.

FAMILY BATHROOM

9' 2" x 11' 10" (2.79m x 3.61m)

Being fitted with a four piece suite comprising walk-in double shower with wall mounted electric shower within and fitted shower screen, panelled bath with mixer tap and shower attachment, wash hand basin inset to vanity unit, low level WC with concealed cistern, luxury vinyl tiled flooring, radiator, ceiling recessed spotlights, extractor fan, wall mounted heated towel rail, double glazed window to side elevation, tiled effect mermaid boarding to all walls.

SEPARATE WC

Having low level WC, wall mounted wash hand basin with tiled splashback, radiator, tiled flooring, coved cornice, ceiling recessed spotlights, double glazed window to side elevation.

EXTERIOR

The property benefits from a gravelled driveway which provides off road parking and turning space. Gated access leads through to the side of the property to a block paved pathway and further covered parking area providing access to the garage/workshop. A further concrete driveway is situated to the left hand side of the property, with gated access leading through to the rear. There property benefits from a shaped front lawn.



**SHARMAN
BURGESS** Est 1996

GARAGE/WORKSHOP

15' 6" x 11' 11" (4.72m x 3.63m)

Having uPVC double glazed side entrance door, up and over door to side elevation, double glazed window to front elevation, served by power and lighting, fitted wall and base level storage units to the rear. There is currently a temporary frame shielding the up and over door, which can be easily removed, if required, to allow for use as a garage.

REAR GARDEN

Being laid to a mixture of lawn and paved patio and raised decked seating areas. There is low level fencing to the rear boundary with open field views beyond. The garden benefits from a variety of shrub and bush borders. The garden also houses a timber garden shed and the concealed oil storage tank.

SERVICES

Mains electricity and water are connected. Drainage is to a private system. The property is served by oil central heating.

REFERENCE

12052025/28998882/COX



**SHARMAN
BURGESS** Est 1996

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

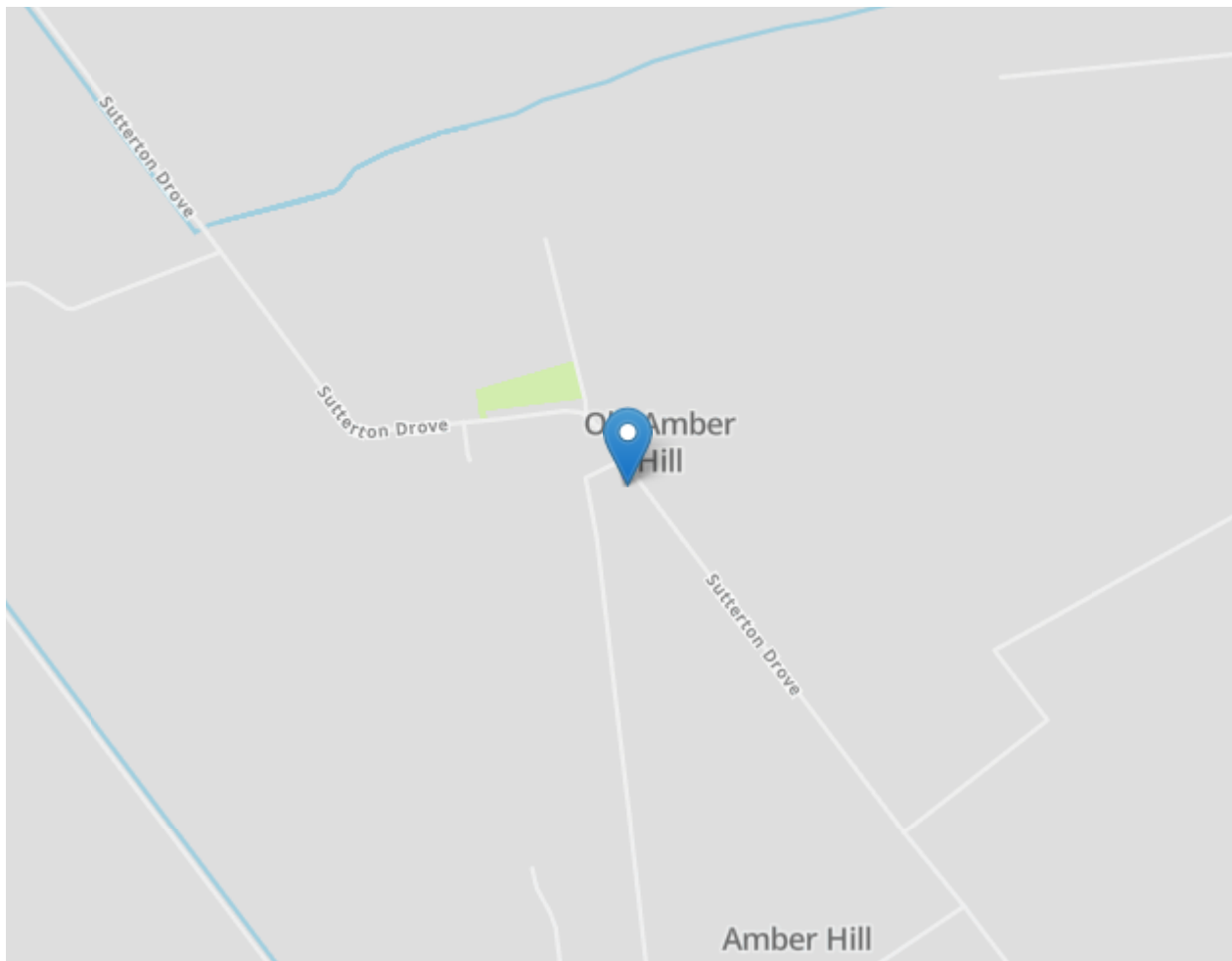
AGENT'S NOTES

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. 248.6 sq. metres (2676.3 sq. feet)



Total area: approx. 248.6 sq. metres (2676.3 sq. feet)

**SHARMAN
BURGESS** Est 1996

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

