



£199,950

Sunnyside Cottage, Sutterton Drove, Amber Hill, Boston, Lincolnshire PE20 3RQ

SHARMAN BURGESS

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£199,950 Freehold

ACCOMMODATION

KITCHEN

16' 10" x 11' 3" (5.13m x 3.43m)

With uPVC front entrance door with matching double glazed side panel. Having a modern fitted kitchen comprising a range of wall and base level storage units, work surfaces with tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated oven, integrated electric hob with stainless steel extractor hood above, tiled flooring, double glazed window to side elevation, radiator, ceiling recessed spotlights, door to: -

INNER HALLWAY

Having wood flooring, radiator, staircase leading off, double glazed window to side elevation.

A three bedroomed detached cottage being offered for sale with NO ONWARD CHAIN and benefitting from a low maintenance plot with ample off road parking and timber shed, situated in a semi-rural location. Accommodation comprises a good sized refitted kitchen, ground floor bathroom, office/bedroom four, lounge and three bedrooms to the first floor. Oil central heating



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LOUNGE

15' 10" x 10' 7" (4.83m x 3.23m)

Having wood flooring, dual aspect double glazed windows, TV aerial point, telephone point, radiator, uPVC side entrance door, access to roof space.

OFFICE/BEDROOM FOUR

11' 6" x 7' 3" (3.51m x 2.21m)

Having double glazed window to side elevation, radiator, wood flooring.

GROUND FLOOR BATHROOM

Being fitted with a three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with wall mounted electric shower above and fitted screen, tiled floor, partly tiled walls, coved cornice, radiator, double glazed window to side elevation, extractor fan, under stairs storage, airing cupboard housing the water cylinder and slatted linen shelving within.

FIRST FLOOR LANDING

Staircase rising from inner hallway.

BEDROOM ONE

12' 1" x 11' 2" (3.68m x 3.40m)

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

BEDROOM TWO

10' 10" x 12' 3" (3.30m x 3.73m)

Having double glazed window to side elevation, radiator, telephone point, access to roof space.



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BEDROOM THREE

10' 9" x 8' 6" (3.28m x 2.59m)

Having double glazed window to side elevation, radiator, telephone point, built-in over stairs storage.

EXTERIOR

To the front, wrought iron double gates provide access to the gravelled driveway which provides off road parking and hardstanding and extends to both sides of the property. The oil tank is housed to the right hand side of the property. Timber garden shed/workshop.

REAR GARDEN

Comprising a decked seating area enclosed by timber fencing and hedging.

SERVICES

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

REFERENCE

22092025/29364887/BYE



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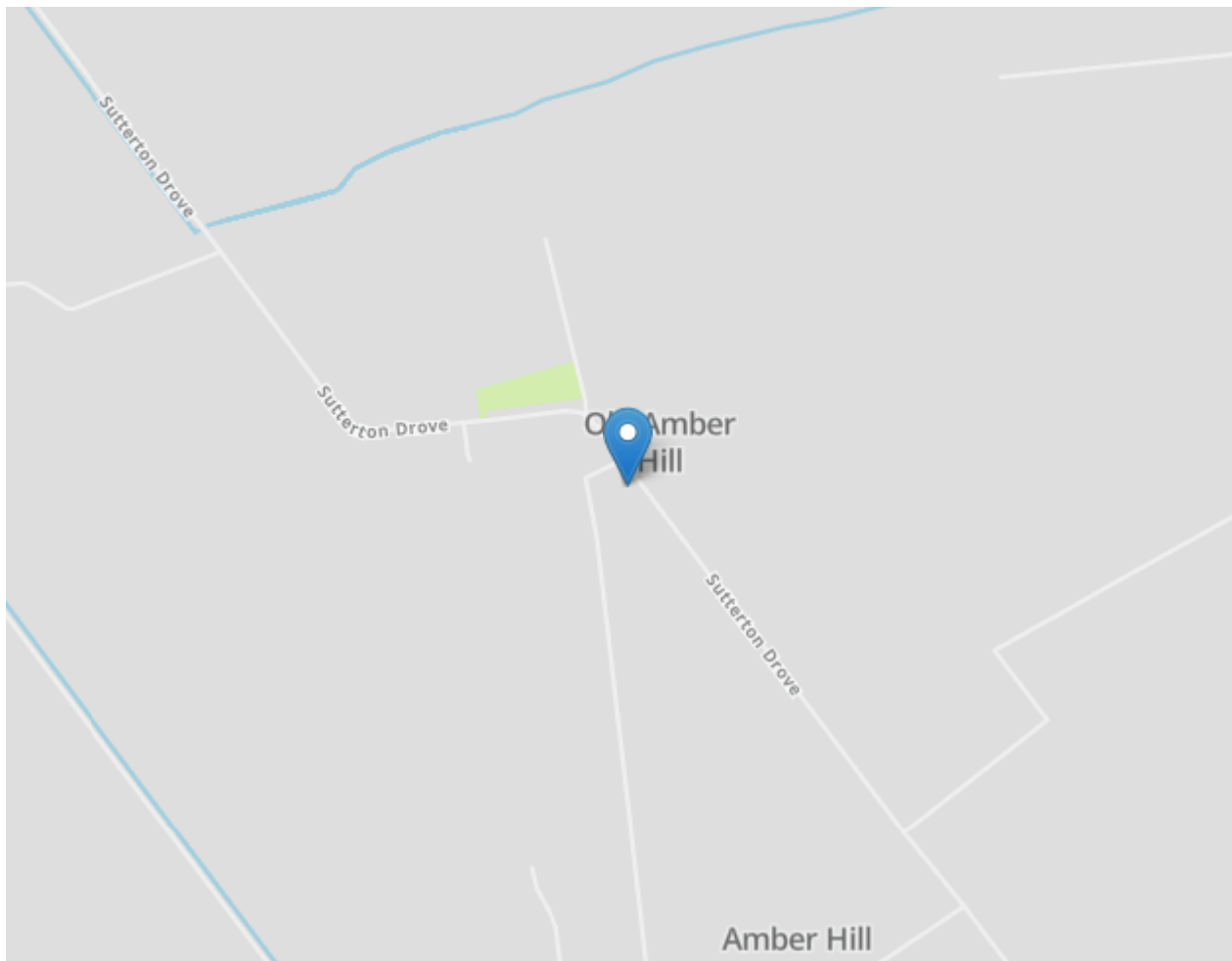
AGENT'S NOTES

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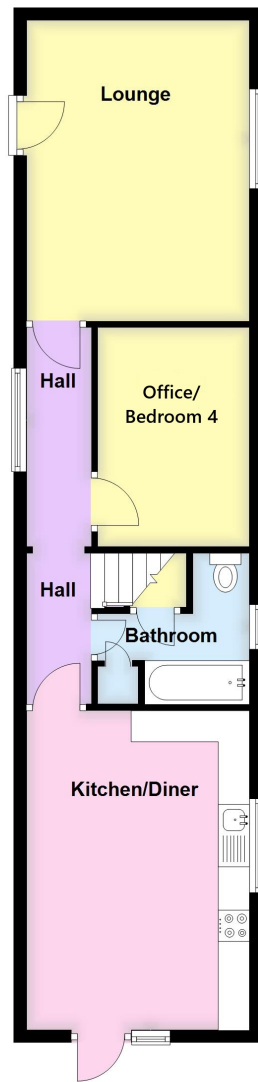
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 58.1 sq. metres (624.9 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



Total area: approx. 98.8 sq. metres (1063.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	41	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 