



£299,950

7 St Mary's Drive, Sutterton, Boston, Lincolnshire PE20 2LU

SHARMAN BURGESS

**7 St Mary's Drive, Sutterton, Boston,
Lincolnshire PE20 2LU
£299,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panel, staircase rising to first floor, Karndean flooring, radiator, coved cornice, ceiling light point, glazed doors through to the Kitchen Diner and:-

LOUNGE

14' 6" (maximum) x 11' 3" (maximum) (4.42m x 3.43m)

Having coved cornice, ceiling light point, window to front elevation, radiator, TV aerial point.

An extremely well presented detached family home situated in the highly sought after village of Sutterton. Accommodation comprises an entrance hall, lounge, open plan kitchen diner, utility room and ground floor cloakroom. To the first floor are four larger than average bedrooms, with bedroom two being served with an en-suite shower room. There is also a family bathroom. Further benefits include oil central heating, uPVC double glazing, off road parking and garage and an enclosed garden to the rear.



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KITCHEN DINER

17' 9" x 10' 9" (5.41m x 3.28m)

Having counter tops with matching upstands, ceramic one and a half bowl sink and drainer with mixer tap, wide range of base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring induction hob with illuminated stainless steel fume extractor above, integrated dishwasher, integrated fridge, integrated freezer, Karndean flooring, coved cornice, ceiling recessed lighting, radiator, French doors leading out to the rear garden, window to rear elevation, glazed door to: -

UTILITY ROOM

9' 0" x 5' 1" (2.74m x 1.55m)

Having a counter top with inset stainless steel circular sink with mixer tap, base level storage unit, matching wall unit, plumbing for automatic washing machine, space for condensing tumble dryer, obscure glazed rear entrance door, radiator, window to rear elevation, coved cornice, ceiling light point, extractor fan, personnel door to garage.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin with mixer tap and vanity unit beneath, push button WC, Karndean flooring, radiator, coved cornice, ceiling light point, obscure glazed window to side elevation.

FIRST FLOOR LANDING

Having coved cornice, ceiling light point, cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

17' 10" (maximum) x 11' 6" (maximum) (5.44m x 3.51m)

Having two windows to front elevation, radiator, coved cornice, ceiling recessed lighting.

BEDROOM TWO

11' 4" (maximum into recess) x 11' 6" (3.45m x 3.51m)

Having window to front elevation, radiator, coved cornice, ceiling recessed lighting.



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EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, push button WC, Karndean flooring, heated towel rail, walls tiled to approximately half height, electric shaver point, extractor fan, coved cornice, ceiling light point, obscure glazed window to side elevation.

BEDROOM THREE

13' 10" x 9' 1" (4.22m x 2.77m)

Having window to rear elevation, radiator, coved cornice, ceiling recessed lighting.

BEDROOM FOUR

10' 11" x 11' 3" (into recess) (3.33m x 3.43m)

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

FAMILY BATHROOM

7' 6" x 5' 9" (2.29m x 1.75m)

Having panelled bath with mixer tap and hand held shower attachment, push button WC, wash hand basin with mixer tap and vanity unit beneath, tiled floor, walls tiled to approximately half height, heated towel rail, extractor fan, coved cornice, ceiling light point, obscure glazed window to rear elevation, electric shaver point.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides ample off road parking as well as vehicular access to the garage. There is low level Laurel hedging to the front boundary.

GARAGE

16' 7" x 9' 3" (5.05m x 2.82m)

Having up and over door, ceiling mounted strip light, served by power, wall mounted electric fuse box, wall mounted Warmflow oil central heating boiler.

REAR GARDEN

The property benefits from a well maintained rear garden which comprises a central lawned section and paved patio seating areas providing entertaining space. There is a section of low maintenance artificial grass and flower and shrub borders. The garden is fully enclosed and served by external tap and lighting.

AGENTS NOTE

Full planning permission was granted on 15th April 2025 for a single storey flat roof extension to the rear of the property under Planning Application Reference B/25/0092. Full details are available on the Boston Borough Council website.

SERVICES

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

REFERENCE

24062025/29180039/FAP



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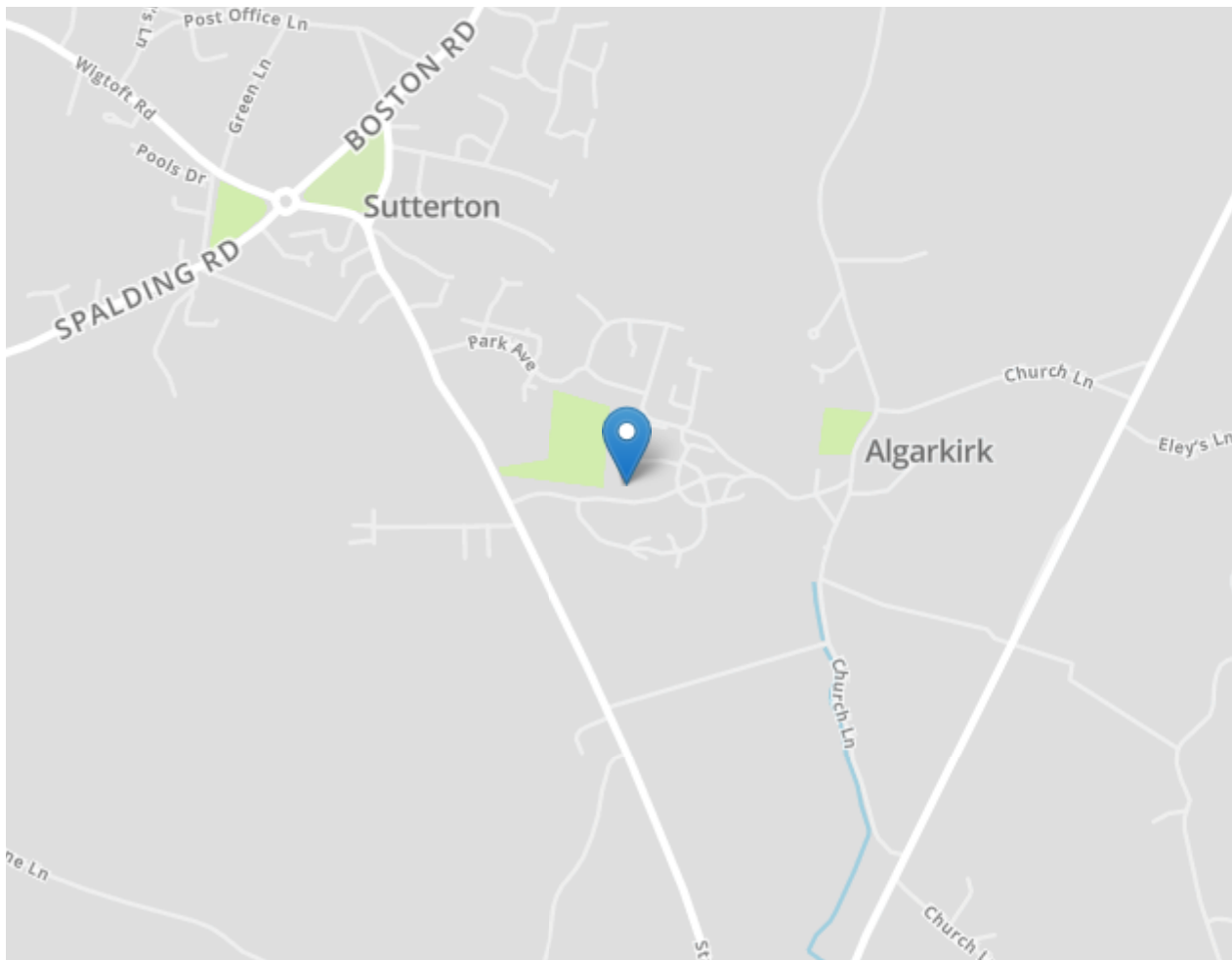
AGENT'S NOTES

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.

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.

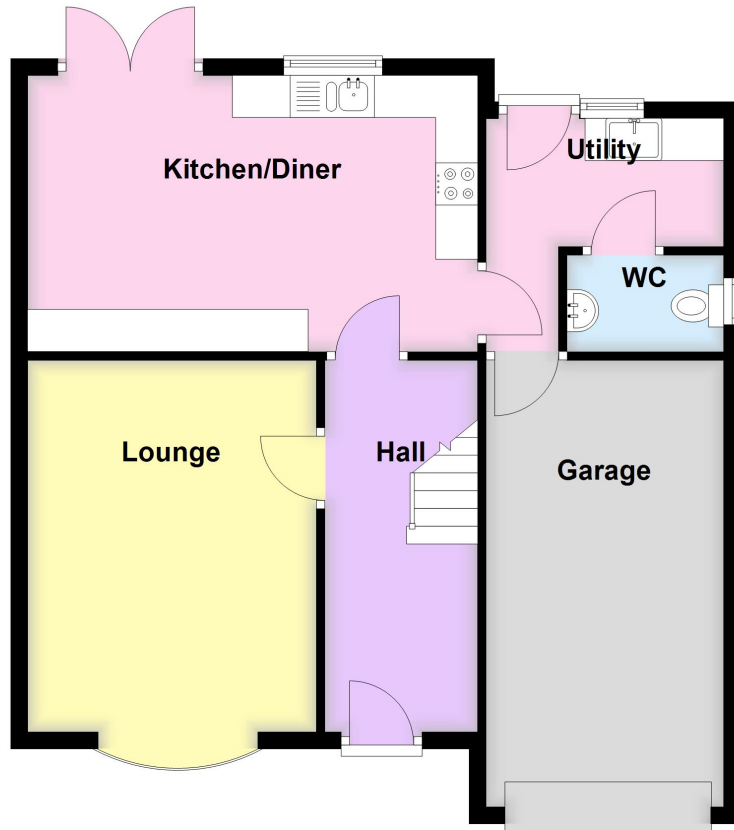
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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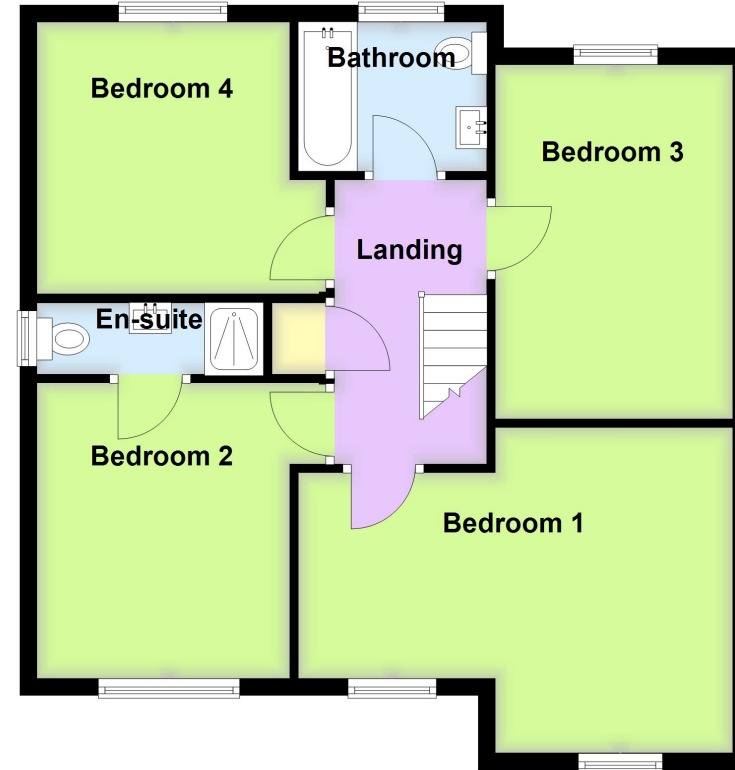
Ground Floor

Approx. 65.7 sq. metres (706.8 sq. feet)



First Floor

Approx. 65.5 sq. metres (705.3 sq. feet)



Total area: approx. 131.2 sq. metres (1412.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		