



£179,950

6 Rainwall Court, Sutterton, Boston, Lincolnshire PE20 2EG

SHARMAN BURGESS

**6 Rainwall Court, Sutterton, Boston,
Lincolnshire PE20 2EG
£179,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having a partially obscure glazed side entrance door, radiator, coved cornice, access to roof space.

LOUNGE

13' 4" x 11' 4" (4.06m x 3.45m)

Having window to front aspect, radiator, coved cornice, ceiling light point, fireplace with space for electric fire, tiled hearth and display surround.

A detached bungalow in need of modernisation and improvement situated in a cul-de-sac location and being sold with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen, two bedrooms and a bathroom. Further benefits include driveway, single garage and gardens to the front and rear.



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KITCHEN

11' 7" (maximum measurement) x 10' 7" (maximum measurement) (3.53m x 3.23m)

Having roll edge work surfaces, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and wall units, coved cornice, ceiling mounted lighting, radiator, space for electric cooker, plumbing for automatic washing machine, space for twin height fridge freezer, dual aspect windows, obscure glazed entrance door, airing cupboard housing the hot water cylinder and slatted linen shelving.

BEDROOM ONE

11' 7" (maximum measurement) x 11' 4" (maximum measurement) (3.53m x 3.45m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

BEDROOM TWO

10' 8" (maximum measurement) x 9' 8" (maximum measurement) (3.25m x 2.95m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, door to rear garden.

BATHROOM

Having a three piece suite comprising WC, pedestal wash hand basin and panelled bath. Tiled splashbacks, obscure glazed window to side aspect, radiator, coved cornice, ceiling light point.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

To the front, the property is approached over a granite gravelled driveway which provides off road parking as well as vehicular access to the garage. The front garden is predominantly laid to low maintenance gravelled areas, with two silver birch trees set within and low level hedging to the front boundary.

SINGLE GARAGE

Having up and over door, fibreglass roof and personnel door to rear garden.

The side garden is laid to block paving and is served by an outside tap.

The rear garden is initially laid to a patio area and leads to the remainder of the garden which is predominantly laid to lawn with flower and shrub borders. The garden houses a timber shed and is enclosed to the majority by a mixture of fencing and hedging.

SERVICES

Mains water, electricity and drainage are connected.

REFERENCE

26653712/16102023/EDG



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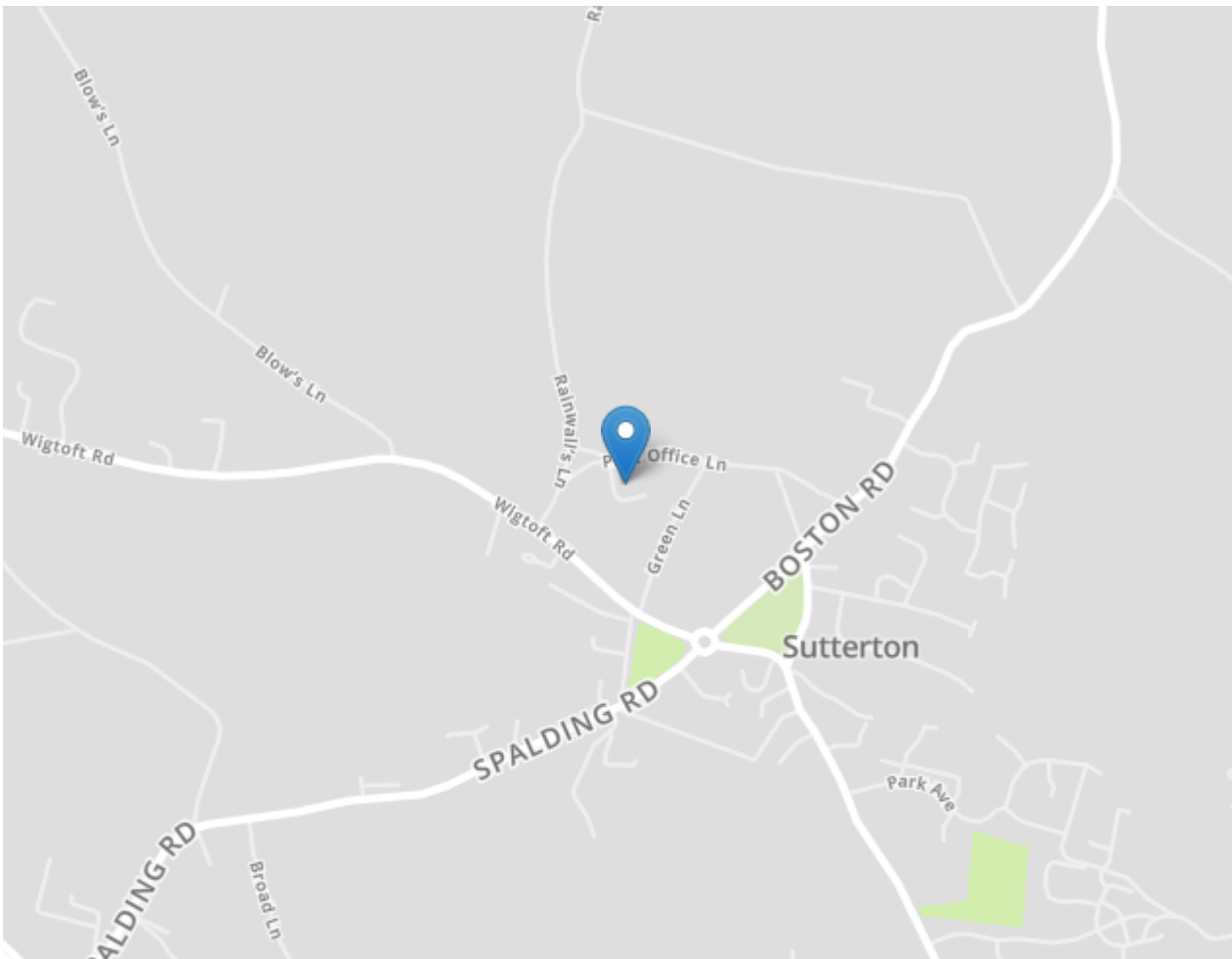
AGENT'S NOTES

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. 71.5 sq. metres (769.6 sq. feet)



Total area: approx. 71.5 sq. metres (769.6 sq. feet)



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