



**£199,950**

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

**SHARMAN BURGESS**

**Sunnyside Cottage, Sutterton Drove, Amber Hill, Boston, Lincolnshire PE20 3RQ  
£199,950 Freehold**

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

**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.



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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.



**SHARMAN  
BURGESS** Est 1996

### **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 shared private system. The property is served by oil central heating.

### **REFERENCE**

22092025/29364887/BYE



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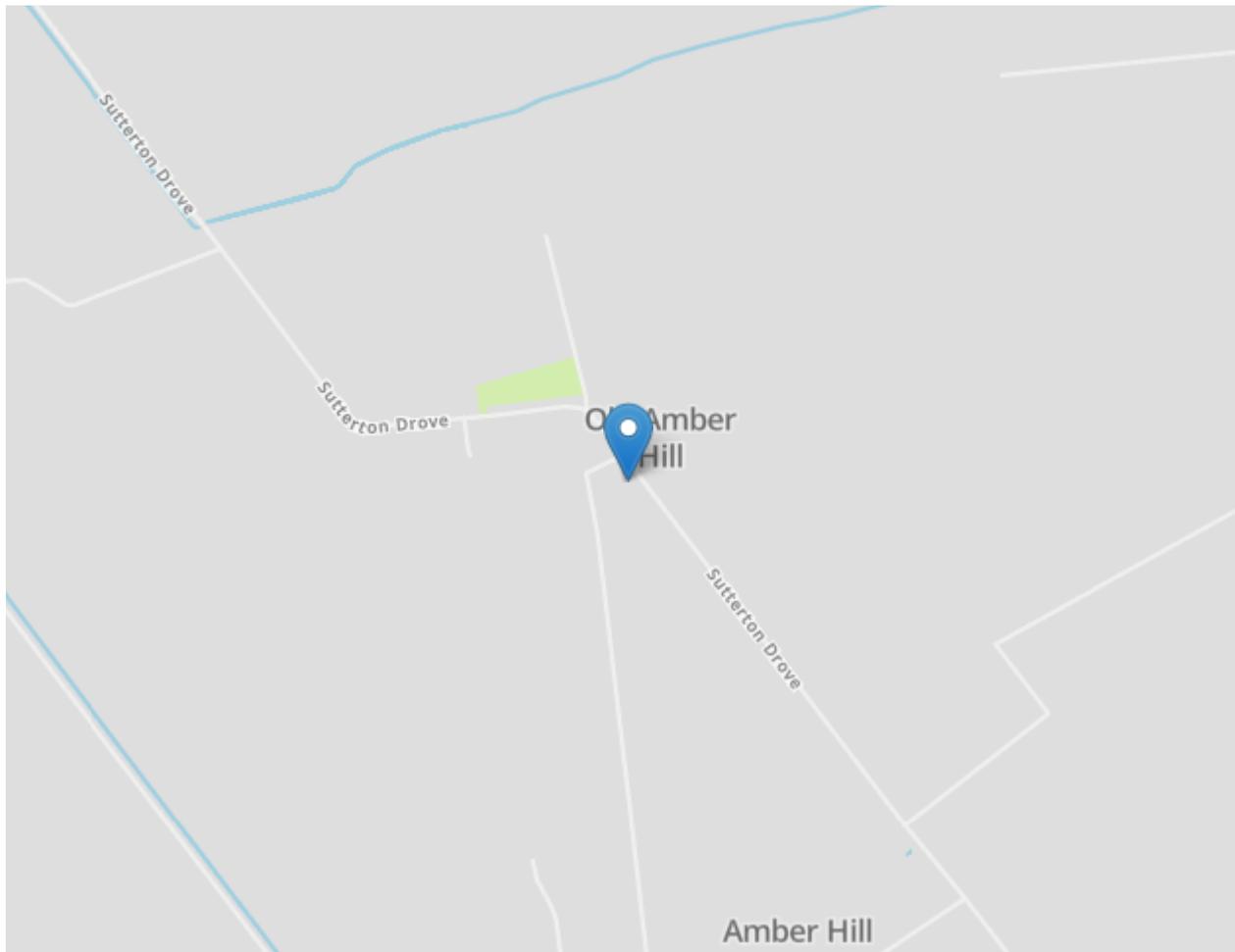
## AGENT'S NOTES

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.

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.

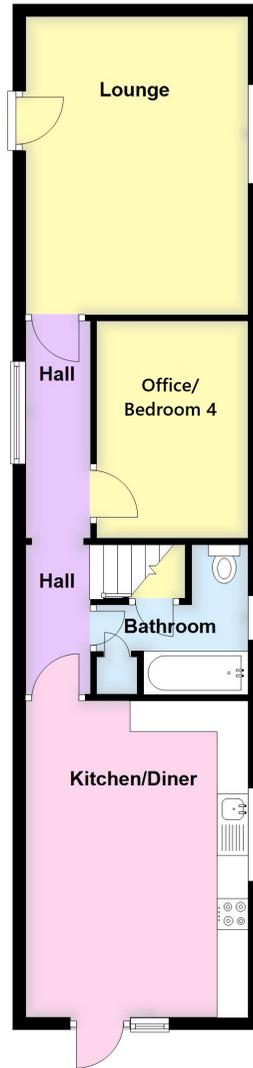
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

**Ground Floor**

Approx. 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+)	<b>A</b>		<b>100</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>41</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	