



£184,950

46 Blows Lane, Sutterton, Boston, Lincolnshire PE20 2EJ

SHARMAN BURGESS

**46 Blows Lane, Sutterton, Boston,
Lincolnshire PE20 2EJ
£184,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially glazed front entrance door, staircase rising to first floor, ceiling light point.

A semi-detached property situated in a semi-rural location on the edge of Sutterton village, with large gardens and driveway, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen diner, ground floor bathroom and three bedrooms to the first floor. Further benefits include oil central heating, solar panels, detached single garage and good sized gardens to the front and rear.



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LOUNGE

14'0" x 12'5" (maximum) (4.27m x 3.78m)

Having window to front elevation, two radiators, coved cornice, ceiling light point.

KITCHEN DINER

16'2" x 8'7" (4.93m x 2.62m)

Having roll edge work surfaces with tiled splashbacks, one and half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units with glazed display cabinets, integrated oven and grill, four ring electric hob with fume extractor above, plumbing for washing machine, plumbing for dishwasher, floor mounted Camray oil central heating boiler, window to rear elevation, ceiling light point, obscure glazed side entrance door. Under stairs storage cupboard with wall mounted electric fuse box, space for twin height fridge freezer and window to side elevation.

GROUND FLOOR BATHROOM

Being fitted with a bath with wall mounted electric shower above and concertina shower screen, pedestal wash hand basin with mixer tap, push button WC, obscure glazed window to rear elevation, ceiling light point, extractor fan.

FIRST FLOOR LANDING

Having access to loft space, window to side elevation, ceiling light point.



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BEDROOM ONE

11' 7" (maximum) x 9' 9" (maximum) (3.53m x 2.97m)

Having window to front elevation, radiator, ceiling light point, built-in wardrobe with mirrored sliding doors and hanging rail and shelving within.

BEDROOM TWO

13' 1" x 8' 11" (3.99m x 2.72m)

Having window to rear elevation, radiator, ceiling light point.

BEDROOM THREE

7' 0" x 8' 9" (2.13m x 2.67m)

Having window to rear elevation, radiator, ceiling light point.

EXTERIOR

The property sits on a large plot, with gardens to the front and rear. The gravelled driveway provides off road parking as well as vehicular access to the detached garage. The front garden is predominantly laid to two sections of lawn with pathway leading to the front entrance door and hedging to the front boundary.

DETACHED SINGLE GARAGE

Of concrete sectional construction with fibreglass roof. Having up and over door.

REAR GARDEN

The garden is predominantly laid to lawn, with two raised vegetables beds. The garden is enclosed by a mixture of fencing and hedging and served by outside tap and power. The garden also houses the oil tank.

SERVICES

Mains water and electricity are connected. Drainage is to a septic tank. The property is served by oil fired central heating. The property also benefits from owned solar panels which contribute to reduced price electricity bills.

REFERENCE

11072025/29272831/COT



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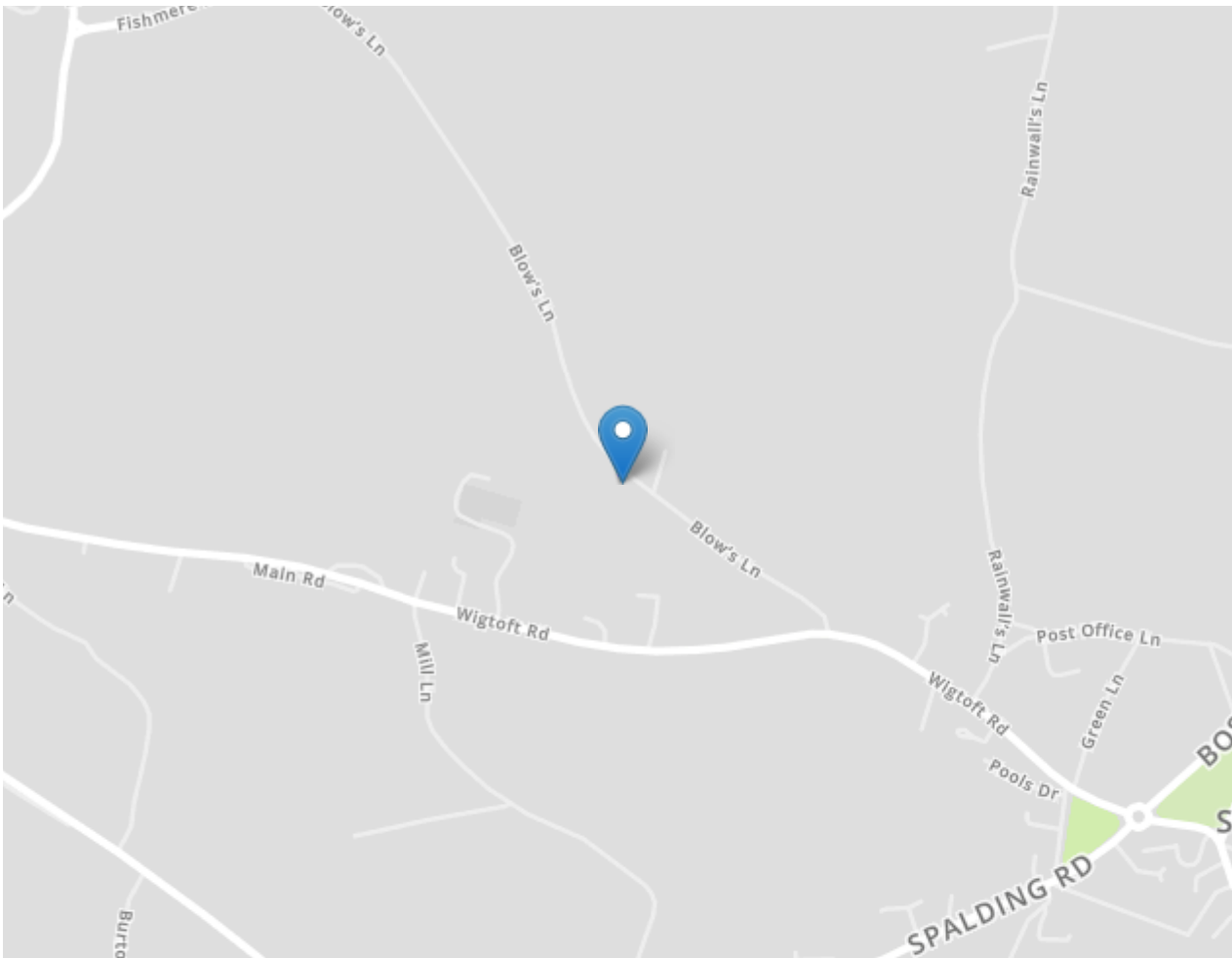
AGENT'S NOTES

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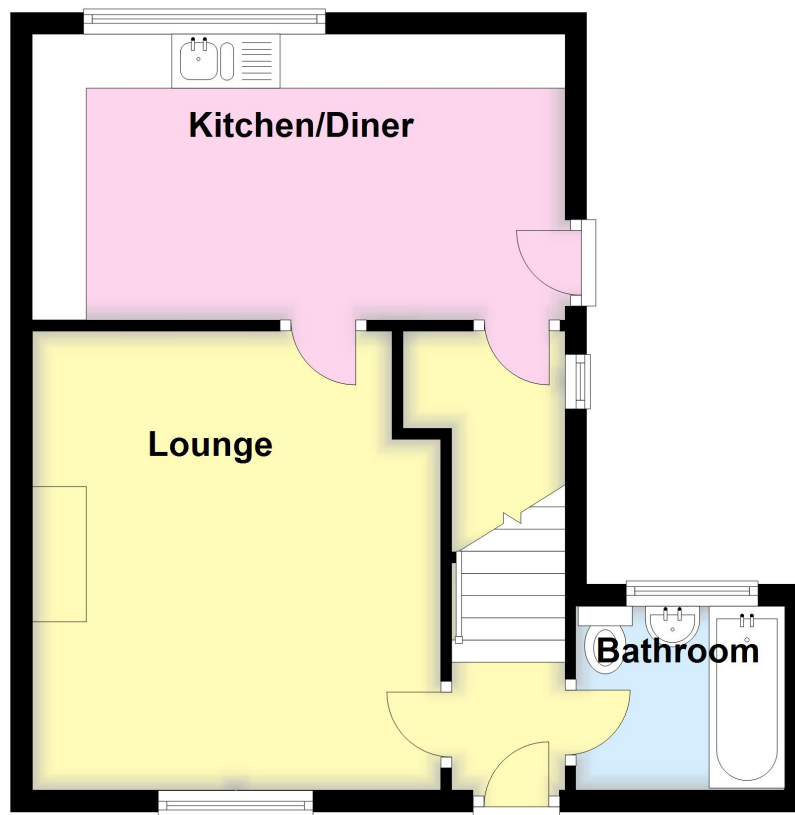
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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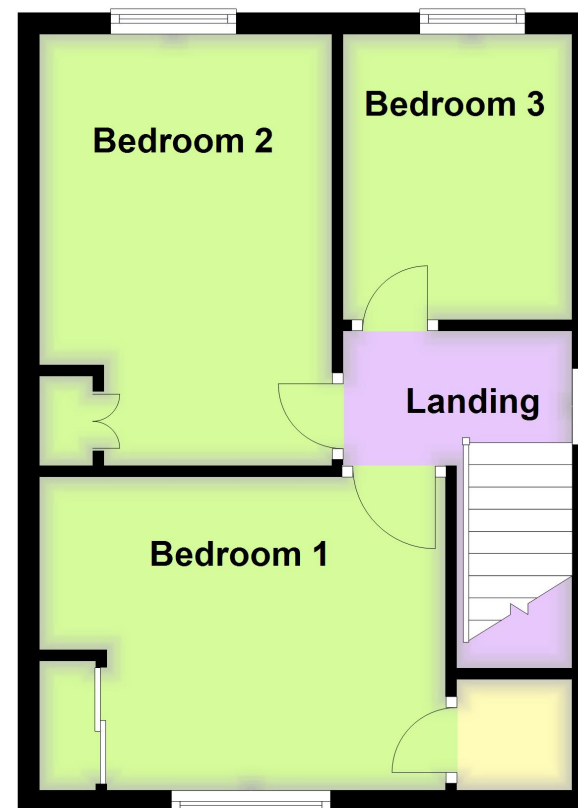
Ground Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



Total area: approx. 72.5 sq. metres (780.5 sq. feet)

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