



**£385,000**

3 Grange Farm, Dowdyke, Sutterton, Boston, Lincolnshire PE20 2LZ

**SHARMAN BURGESS**

**3 Grange Farm, Dowdyke, Sutterton, Boston,  
Lincolnshire PE20 2LZ  
£385,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, radiator, coved cornice, ceiling light point.

**WALK-IN CLOAKROOM**

Providing storage and having an obscure glazed window, ceiling light point and wall mounted shelving within.

**CLOAKROOM**

With WC, radiator, coved cornice, ceiling light point, obscure glazed window.

A large detached bungalow situated on a plot approaching 1 Acre (s.t.s) with outbuildings including detached double garage with adjoining workshop. Accommodation comprises an entrance hall, cloakroom, utility room, kitchen, sitting room, lounge, sun room, three bedrooms and a bathroom. The grounds are beautifully maintained by the current Vendors and benefit from an assortment of outbuildings and far reaching views over open farmland. Further benefits include uPVC double glazing and oil central heating. The property really must be viewed in order to fully appreciate its fantastic rural position.



**SHARMAN BURGESS**

### UTILITY ROOM

10' 9" x 9' 5" (3.28m x 2.87m)

Having a Belfast style sink, plumbing for automatic washing machine, floor mounted Boulter oil central heating boiler with digital control, roll edge work surface, base level storage units, drawer units, matching, eye level wall units with glazed display cabinets, space for chest freezer, ceiling light point, window to side elevation.

### KITCHEN

12' 3" (maximum) x 7' 10" (maximum) (3.73m x 2.39m)

Having roll edge work surfaces with tiled splashbacks, sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, space for electric cooker, plumbing for dishwasher, tiled floor, radiator, ceiling mounted strip light, window to front elevation.

### SITTING ROOM

12' 11" (maximum) x 11' 11" (maximum including chimney breast) (3.94m x 3.63m)

Having fireplace with tiled hearth and decorative tiled surround with space with space for electric fire, radiator, coved cornice, ceiling light point, TV aerial point, double doors through to: -

### SUN ROOM

12' 4" (maximum) x 11' 8" (maximum) (3.76m x 3.56m)

Of brick and uPVC double glazed construction with uPVC roof. Having radiator, wood effect laminate floor, French doors leading to the garden.



**SHARMAN  
BURGESS** Est 1996

### INNER HALL

Having obscure glazed entrance door, two radiators, coved cornice, two ceiling light points, access to loft space, built-in linen cupboard with slatted linen shelving within, built-in storage cupboard with shelving within and overhead storage locker.

### LOUNGE

15' 9" x 10' 11" (4.80m x 3.33m)

Having dual aspect windows, fireplace with tiled hearth and decorative tiled surround with space for electric fire, ceiling light point, radiator, TV aerial point.

### BEDROOM ONE

12' 5" (maximum) x 10' 0" (3.78m x 3.05m)

Having window, radiator, coved cornice, ceiling light point.

### BEDROOM TWO

10' 5" (maximum) x 10' 0" (maximum) (3.17m x 3.05m)

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

### BEDROOM THREE

11' 0" x 12' 0" (3.35m x 3.66m)

Having window, radiator, ceiling light point.

### BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, panelled bath with wall mounted Gainsborough electric shower above, tiled floor, full tiled walls, coved cornice, ceiling light point, obscure glazed window, radiator.



**SHARMAN  
BURGESS** Est 1996



### EXTERIOR

The property sits on a plot size approaching 1 Acre (s.t.s) and is accessed over a return gravelled driveway providing ample off road parking and hardstanding for numerous vehicles, as well as vehicular access to a -

### DOUBLE OPEN FRONTED CART STORE

### TIMBER GARAGE

23' 8" (maximum) x 15' 5" (7.21m x 4.70m)

Having double doors and ceiling mounted strip lighting.

### DETACHED BRICK BUILT DOUBLE GARAGE

18' 8" x 19' 7" (5.69m x 5.97m)

Having two electric up and over doors, two windows, served by power and lighting.

### ADJOINING WORKSHOP

19' 7" x 9' 10" (5.97m x 3.00m)

Having two windows, power and lighting, personnel door, obscure glazed door through to the double garage.

### GARDENS

The gardens extend to all sides of the bungalow provide fantastic outdoor space, having been extremely well maintained by the current Vendors. The majority are laid to a large level lawned area, with established flower and shrub borders. The majority of the boundaries are defined by a mixture of fencing and hedging. To the rear of the garage is a smaller paddock area, in which the current Vendors keep chickens. There is a large vegetable patch and an -



**SHARMAN  
BURGESS** Est 1996

#### ADDITIONAL STORE

18' 0" x 18' 5" (5.49m x 5.61m)

Of corrugated sheet metal construction with concrete base and double doors.

#### TIMBER SUMMERHOUSE

10' 10" (internal measurement) x 12' 8" (internal measurement) (3.30m x 3.86m)

With paved patio seating area to the front. Served by lighting.

#### ADJOINING STORE

11' 0" x 6' 0" (3.35m x 1.83m)

Served by lighting.

#### GLASSHOUSE

20' 0" (approximate measurement) x 10' 0" (approximate measurement) (6.10m x 3.05m)

#### SERVICES

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

#### REFERENCE

24032025/28810898/HOY



**SHARMAN  
BURGESS** Est 1996

Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

# YELLOW MORTGAGES

Mortgage and Protection Broker

**01205 631291**

**[www.yellowfinancial.co.uk](http://www.yellowfinancial.co.uk)**

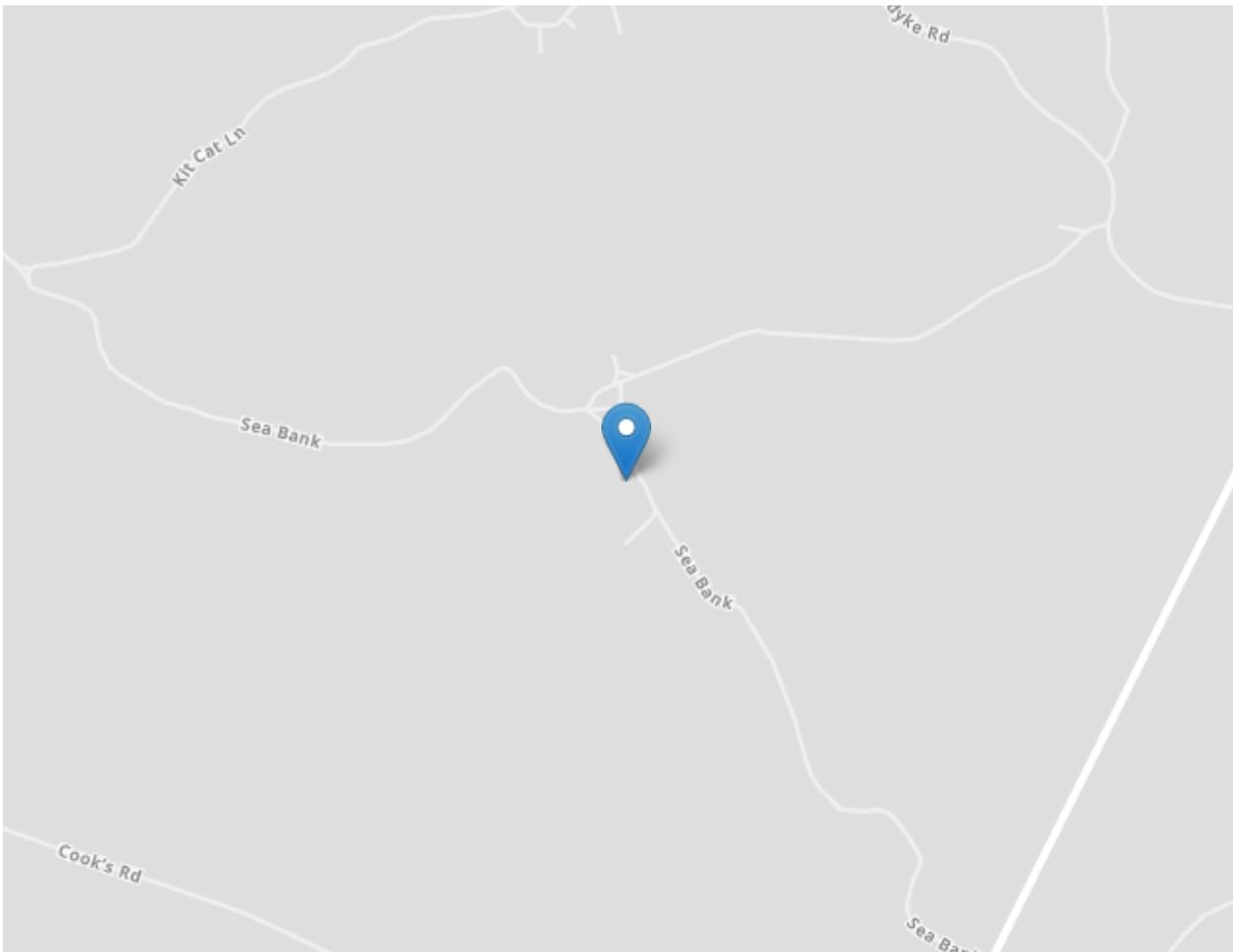
## AGENT'S NOTES

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.

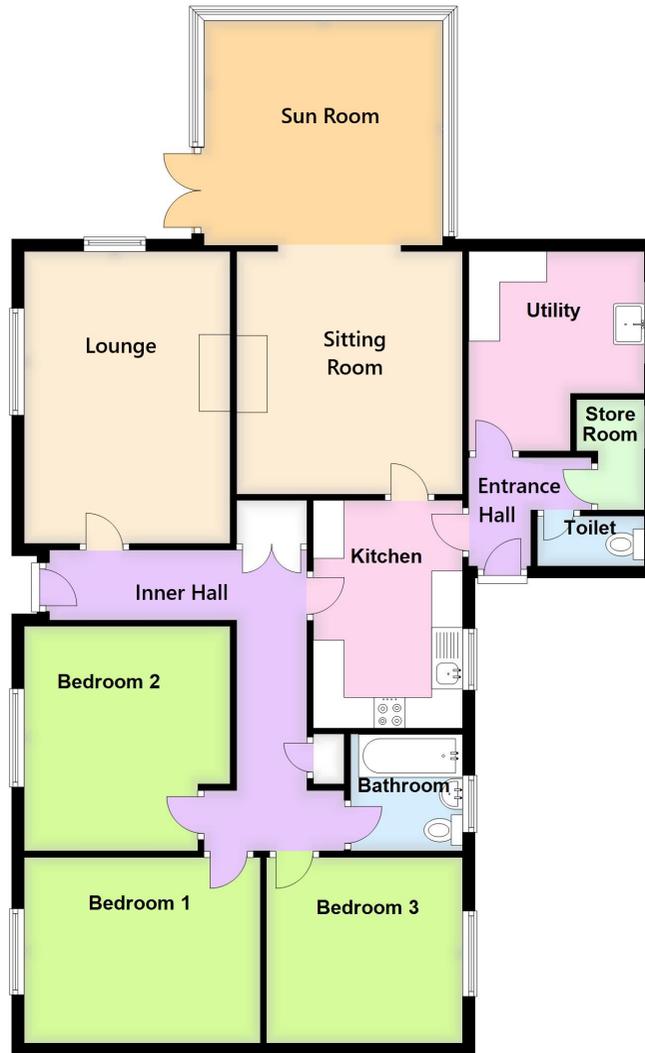
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 120.1 sq. metres (1292.7 sq. feet)



Total area: approx. 120.1 sq. metres (1292.7 sq. feet)



t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC