



£40,000

7 Greenacre Close, Sutterton, Boston, Lincolnshire PE20 2HE

SHARMAN BURGESS

**7 Greenacre Close, Sutterton, Boston,
Lincolnshire PE20 2HE
£40,000 Leasehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door, staircase leading off, radiator, ceiling light point.

GROUND FLOOR CLOAKROOM

Having WC, pedestal wash hand basin with mixer tap, tiled splashback, radiator, extractor fan.

LOUNGE

16' 8" x 10' 6" (5.08m x 3.20m)

Having dual aspect windows, French doors leading to the rear garden, TV aerial point, radiator, two ceiling light points.

A 25% SHARED OWNERSHIP, LEASEHOLD PROPERTY situated within the popular village of Sutterton. Accommodation comprises an entrance hall, lounge, kitchen diner, ground floor cloakroom, three bedrooms to the first floor and a family bathroom. Further benefits include off road parking and an enclosed rear garden with field views beyond.



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KITCHEN DINER

16' 6" x 10' 0" (5.03m x 3.05m)

Having counter tops with inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units, matching eye level wall units, plumbing for automatic washing machine, integrated oven and grill, four ring electric hob with stainless steel splashback and stainless steel fume extractor above, space for American style fridge freezer, dual aspect windows, radiator, two ceiling light points.

FIRST FLOOR LANDING

Having access to loft space, ceiling light point, airing cupboard housing the hot water cylinder within.

BEDROOM ONE

11' 10" (maximum including entrance area) x 10' 6" (3.61m x 3.20m)

Having window to side elevation, radiator, ceiling light point, built-in double wardrobe with hanging rail within.

BEDROOM TWO

13' 5" (maximum) x 7' 10" (4.09m x 2.39m)

Having dual aspect windows, radiator, ceiling light point, built-in double wardrobe with overhead storage locker.

BEDROOM THREE

10' 0" x 8' 5" (3.05m x 2.57m)

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



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FAMILY BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer tap, wall mounted Bristan shower and fitted shower screen, WC, pedestal wash hand basin with mixer tap, obscure glazed window to rear aspect, extractor fan, ceiling light point.

EXTERIOR

To the front, the property has gated access leading to a tarmac driveway which provides off road parking.

REAR GARDEN

Comprising a paved patio seating area, leading to the remainder which is laid to lawn. The garden is full enclosed by fencing, served by outside lighting and enjoys views over open farmland beyond.

SERVICES

Mains water, electricity and drainage are connected. Heating is via an Air Source Heat Pump.

AGENTS NOTE

The property is to be purchased on a 25% shared ownership with Platform Homes owning the remaining 75%. The rent payable for the remaining share is £286.89 per calendar month. There is also a service charge of £46.59 per calendar month resulting in a total payment of £333.48 per calendar month. Prospective purchasers should be aware that there will be an application process to complete with Platform Homes. The property is subject to a local connection criteria, details of which are available from the selling agents office.

The property is situated in a designated protected area (DPA) and therefore subject to a protected area lease, with staircasing only available up to a maximum of 80%. This could restrict the choice of suitable mortgage lenders and therefore we would encourage any interested applicants to check with their mortgage advisor before proceeding.

REFERENCE

25022025/28787722/WHI



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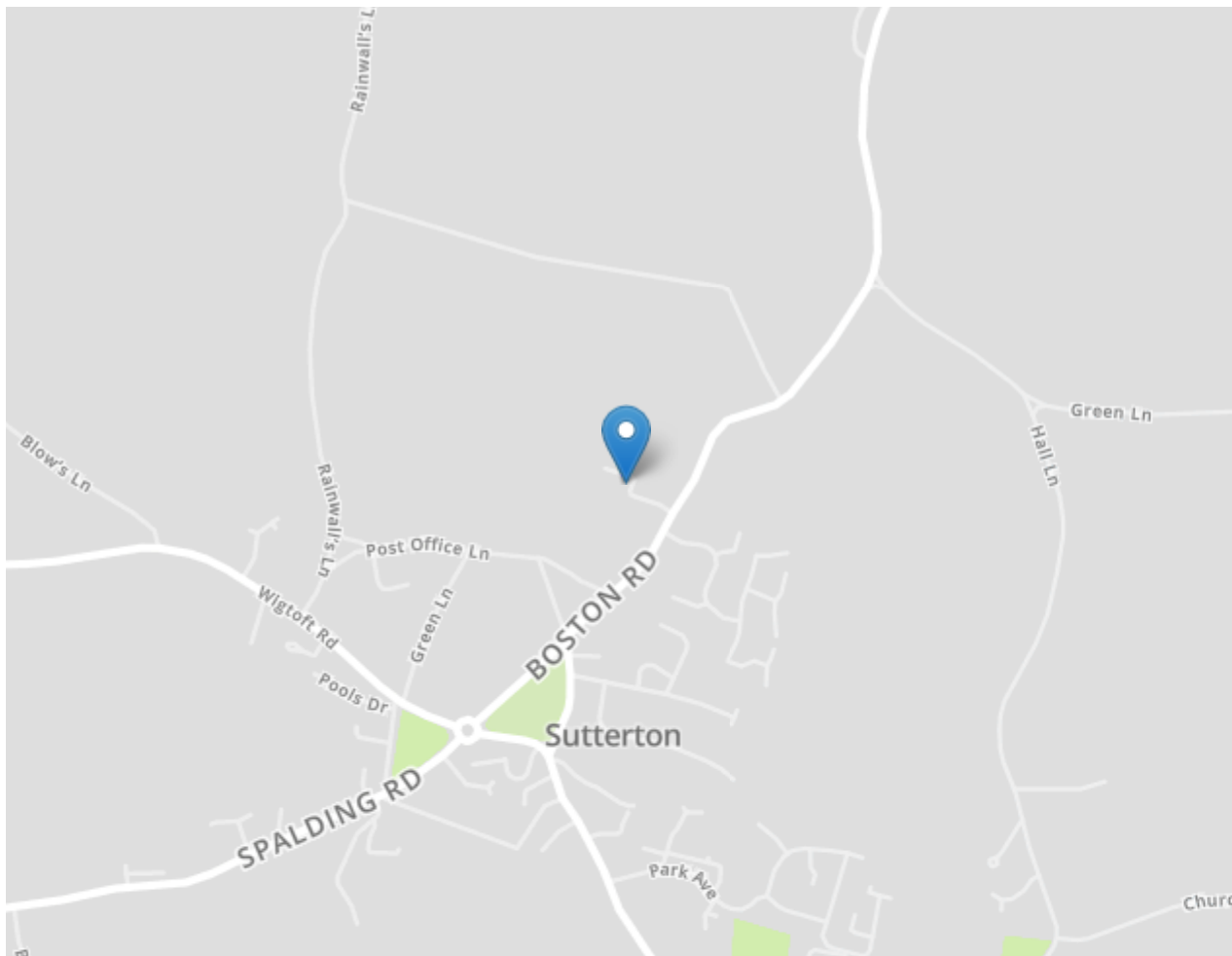
AGENT'S NOTES

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.

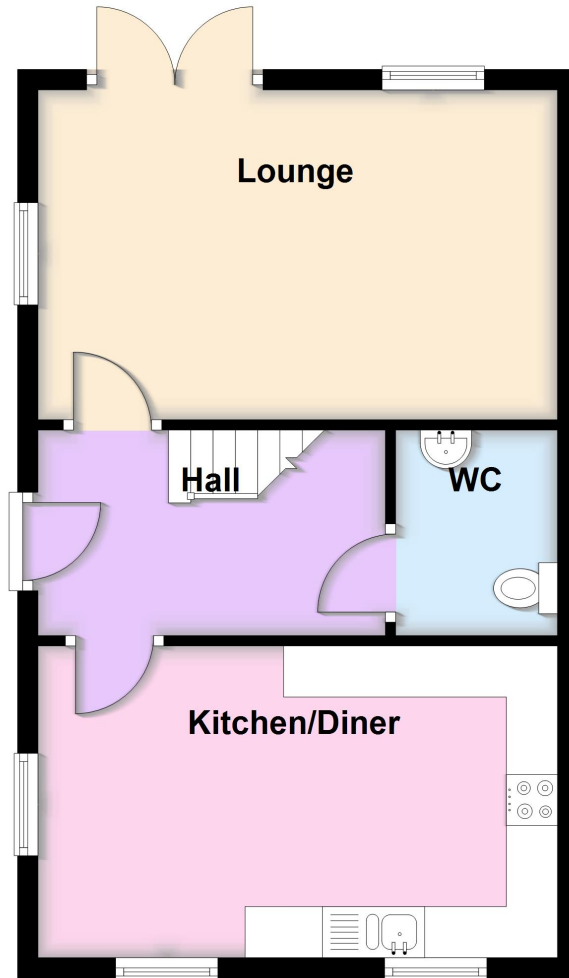
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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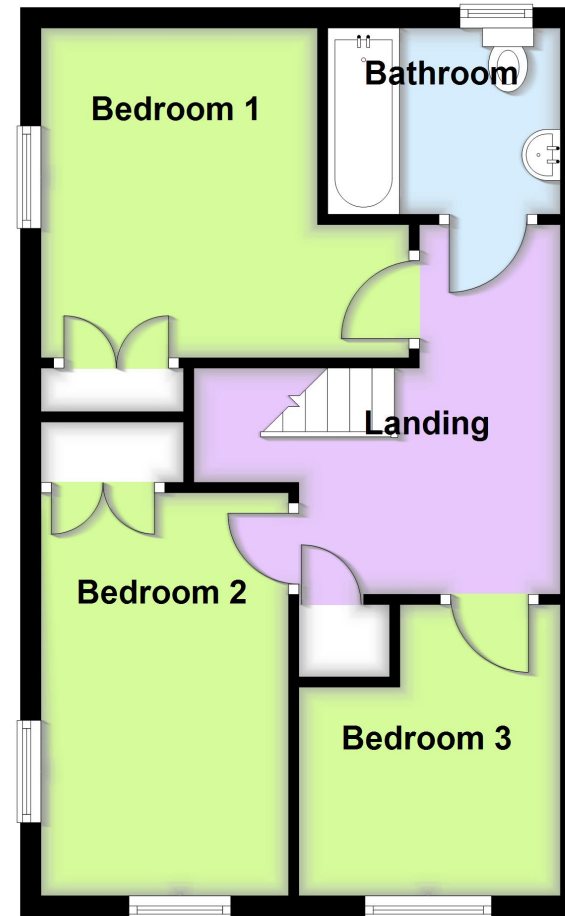
Ground Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.4 sq. feet)



Total area: approx. 86.1 sq. metres (927.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	