



**Winterfell Station Road, Sutterton, Boston
Lincolnshire PE20 2JH**

Price £200,000 Freehold

Morriss and Mennie Estate Agents are pleased to offer For Sale this modern three bedroom end terraced property, with open field views to the front overlooking a duck pond, village green and paddock with horses grazing.

The property is with walking distance of the local Sutterton convenience shop, local Fish and Chip shop and 'The Thatched Cottage' public house and restaurant. In addition the property is ideally located with fantastic road links to the A16 with connections to Norfolk, Boston, Lincoln and Spalding.

Internally there is a separate entrance hall having an internal door leading through to the lounge, with its low-level window allowing enjoyment of the views the village has to offer. Then continuing on to the L-shaped open plan integrated kitchen/diner and the adjacent utility room and downstairs cloakroom. The first floor accommodation offers three good size bedrooms and a modern three-piece bathroom suite.

To the outside the property has a good frontage with side pedestrian access leading to the rear garden. The property provides one designated parking space to the rear with overflow parking for Visitors.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through the composite obscured double glazed front door, into the:-

ENTRANCE HALL :

Stairs leading off to the first floor accommodation, radiator, power points and fuse box.

LOUNGE :

14'6" x 11'0" (4.42m x 3.35m)

Low level UPVC double glazed window to the front offering views over the communal green, chrome sockets with TV point, telephone point, skimmed ceiling, thermostat control, understairs storage cupboard.

DOUBLE ASPECT KITCHEN/DINER :

17'8" x 15'0" (narrowing to 8'2") (5.38m x 4.57m (narrowing to 2.49m))

UPVC double glazed window to the side and rear, base and eye level units with a worksurface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a half sized electric oven and grill above, integrated induction hob with an extractor hood over, integrated fridge and freezer, integrated dishwasher, tiled floor, radiator, chrome power points, TV points and inset spotlights.

UTILITY ROOM :

8'2" x 6'0" (2.49m x 1.83m)

Obscured double glazed composite door to the side, base units with a worksurface over, floor mounted oil boiler, space and plumbing for a washing machine, chrome power points.

CLOAKROOM :

UPVC obscured double glazed window to the rear, W.C, pedestal washbasin with a mixer tap over, radiator, tiled floor.

LANDING :

Having a loft hatch and radiator.

FAMILY BATHROOM :

UPVC obscured double glazed window to the side, panel bath with a mixer tap and a built-in mixer shower over, W.C with a pushbutton flush, pedestal washbasin with a mixer tap over, wall mounted heated towel rail, double shaver point and inset spotlights.

BEDROOM ONE :

14'6" x 9'7" (4.42m x 2.92m)

UPVC double glazed window to the front enjoying views over the duck pond, village green and horses grazing in the field, radiator, power points with chrome sockets, TV point, built-in single storage cupboard.

BEDROOM TWO :

11'2" x 9'1" (3.40m x 2.77m)

UPVC double glazed window to the rear, radiator, chrome power points.

BEDROOM THREE :

8'2" x 7'6" (2.49m x 2.29m)

UPVC double glazed window to the rear, chrome power points, radiator.

EXTERIOR :

To the outside the front has a good frontage which is laid to lawn. A pedestrian path continues through to the rear garden, which is enclosed by panel fencing and is laid to lawn, along with housing the property's oil tank. The off-road parking is located to the rear of the dwelling.

SERVICES :

Council Tax Band B (subject to change)

Energy Efficiency Rating - B

Oil Heating

Mains Water



Energy Efficiency Rating	
Current	Potential
88	90

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Viewing Arrangements

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys. Open 6 days

Spalding Office

Mon-Fri 8.30am to 6pm
Saturday: 9am to 4pm
Sunday: Closed

Holbeach Office

Mon-Fri 9am to 5.30pm
Saturday: 9am to 2pm
Sunday: Closed

Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances. Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees

Ask for a quotation from our Conveyancing Department. Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale. These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

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