



# Lamorna

This terrace cottage has undergone a number of updates and improvements by the current owners and offers accommodation to include a lounge with wood-burning stove, a separate dining room, kitchen, bathroom and three bedrooms to the first floor. Outside there is an enclosed garden to the rear and the property also benefits from oil-fired central heating and uPVC double glazing.

Sutterton itself offers a range of amenities including a doctors surgery, veterinary practice, store/Post Office, Fish and Chip shop and a pub/restaurant. The village lies approximately seven miles south of Boston and only ten miles from Spalding. It's also well-positioned for travelling towards Kings Lynn and the North-Norfolk coast via the A17.

- Three Bedroom Terrace Cottage
- Lounge and Dining Room
- Oil-Fired Central Heating and Wood-burning Stove
- Enclosed Rear Garden
- Updated & Improved By The Current Owners
- Conveniently Situated For The Village Amenities
- Tenure: Freehold. Council Tax Band 'A'. EPC 'D 61'





Entrance via Upvc door into the Entrance Hall, having door through to the:

**Lounge 4.11m x 3.89m** – The lounge has a uPVC window to the front and features a tiled fireplace with inset wood-burning stove. Stairs to the first floor, understairs cupboard and double radiator.

**Dining Room 3.81m x 2.42m** – With uPVC window to the rear, radiator and storage recess.

**Kitchen 2.71m x 2.03m** – The kitchen features a uPVC stable door to the side and uPVC window. Fitted units include a range of modern cupboard and drawers to both base and eye level with work surfaces over, inset sink/drainers with extensible mixer tap. Four-ring hob with extractor canopy over and oven below; open access to:

**Inner Lobby** – Spaces for washing machine and fridge and door to the bathroom.

**Bathroom** – The bathroom comprises a white suite of 'P' shape panel bath with rain-head and hand-held shower over and tiled surround. Vanity hand basin with cupboard below, low-profile close-coupled WC, heated towel rail and built-in cupboard.

**First Floor Accommodation** – Landing, with uPVC window to the front, radiator and doors arranged off to:

**Bedroom One 3.07m x 3.05m** – Bedroom one has uPVC window to the front, radiator.

**Bedroom Two 3.51m x 2.76m** – Bedroom two is also a double bedroom and has uPVC window overlooking the rear garden. Radiator.

**Bedroom Three 2.47m x 1.98m** – uPVC window overlooking the rear garden, radiator.

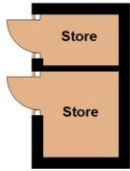
## Outside

Lamorna has the benefit of an enclosed garden to the rear which combines patio seating areas with lawn. There is also a two-room garden store at the rear and a hand gate leading to a further strip of land. Outside tap.

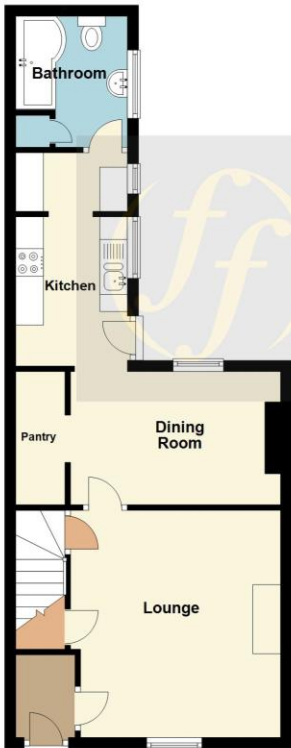
Agents Note: The sellers have informed us that the property has the benefit of a right-of-way over a neighbour for additional rear access.





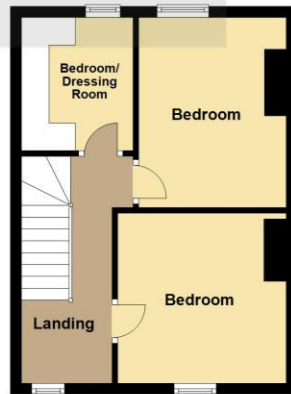


Ground Floor



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First Floor



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Plan produced using PlanUp.



**Please Note: Tenure: Freehold.**

All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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