



6 Rainwalls Lane

It's no surprise that the owners of this lovely home have remained at the property since they purchased it as a new build a little over twenty years ago, given that it offers so many of the features that we find are often requested by our buyers. Outside the bungalow enjoys neighbouring open views, a private garden, driveway and a garage, whilst inside all three bedrooms are doubles, there is an en-suite to the master bedroom and a separate cloakroom in addition to the bathroom. The property is also being offered with no onward chain.

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.

- Spacious Detached Bungalow with Garage
- Three Double Bedrooms, En-suite To Master
- Cloakroom, Bathroom & Utility Room
- Country Lane/ Village Location
- Neighbouring Open Fields
- uPVC Double Glazing & Oil-Fired Central Heating
- Offered With No Onward Chain
- Tenure: Freehold. EPC 'C 69'. Council Tax 'C'.





Entrance via uPVC double-doors into the Porch, having a further obscure-glazed door into the **Entrance Hall** - With built-in cloaks cupboard with shelving and hanging space, radiator, loft access and airing cupboard housing the hot-water cylinder. Doors arranged off to:

Lounge 4.53m x 3.58m – The lounge enjoys a double aspect with uPVC window to the side and French doors leading out to the rear garden. Two wall lights, radiator.

Kitchen 3.35m x 3.09m - The kitchen has uPVC window overlooking the rear garden and has fitted units comprising a range of cupboard and drawers to both base and eye level, with work surfaces over having an inset one-and-a-half bowl sink/drainers with mixer tap, integral four ring hob with extractor canopy over and an oven below. Tiling as appropriate, radiator and door to the utility.

Utility 2.29m x 1.56m – The utility has spaces for washing machine and tumble dryer with work surfaces over and a further stainless steel style sink/drainers. Radiator, controls for the central heating and hot water. uPVC window to the rear, side entrance door and door to the cloakroom/ WC.

Cloakroom/ WC – Having uPVC window to the side, close-coupled WC and vanity hand basin with cupboard below.

Bedroom One 3.82m x 3.60m – The master bedroom has uPVC bay window to the front overlooking the drive and enjoys views over neighbouring fields. Door through to the:

En-suite Shower Room – The en-suite comprises a suite of close-coupled WC, pedestal hand-basin with splashback tiling and a walk-in shower. Extractor fan and shaver point.

Bedroom Two 3.77m x 3.61m – Bedroom two is also a generous double bedroom and enjoys views over neighbouring fields.

Bedroom Three 3.16m x 2.40m – With uPVC window to the rear aspect and radiator.

Bathroom – Comprising a four-piece suite of panel bath with centrally mounted taps, pedestal hand basin and a close-coupled WC together with a separate tiled shower cubicle. Wall tiling as appropriate, extractor fan and radiator.

Outside

The property is approached over a generous driveway which extends up to the:

Garage 4.91m x 2.80m – With up/over door and wall-mounted oil-fired central heating boiler.

The front garden has been principally laid to lawn with a central flower bed and a low hedge border beyond which there are lovely views neighbouring fields. A gate encloses the side of the property with a footpath extending to the side entrance and to the rear.

The rear garden has been attractively designed and combines two patio areas with shaped and edged lawn, with tree and shrub borders. There is also a cold water tap, greenhouse and a garden shed 3.00m x 2.80m







NOTE: 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. All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



22 Dolphin Lane, Boston
Lincolnshire PE21 6EU

T| 01205 336122

E| sales@fairweather-estateagents.co.uk

