



8 Cranmer Road

Having only been built in 2023, this lovely two bedroom property is not only immaculately presented, it also benefits from the remaining NHBC warranty and improvements made by the current owner.

The ground floor accommodation includes a spacious dining kitchen with French doors to the garden, together with the lounge and cloakroom, and two double bedrooms and the bathroom to the first floor.

One of the more surprising features may be the rear garden which is a good size for such a modern property. Being enclosed and comprising lawn and patio, it's both family-friendly and offers space for younger children, pets or simply a summer barbeque. The driveway is also noteworthy with space for two vehicles and featuring a charger for electric vehicles.

The village offers a range of amenities including a doctors surgery, veterinary practice, store/Post Office, Fish and Chip shop and a pub/restaurant. Sutterton 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.

- Recently Constructed Two Bedroom Semi-Detached House
- Immaculately Presented Example of The Popular 'Cork' Design
- NHBC Warranty Remaining
- Air-Source Heat Pump System
- Enclosed Garden, Driveway With EV Charger & Parking For Two Cars
- Tenure: Freehold. Council Tax Band 'A'. EPC Rating 'B' 88

Agents Note* - The vendor informs us that there will be a maintenance charge which is currently £120.86 per annum plus VAT, which is subject to change and will not commence until the development has completed.



Entrance via canopy porch and modern GRP door into the **Entrance Hall** - Having stairs to the first floor and door through to the lounge.

Lounge 4.60m x 3.09m – With uPVC window overlooking the front, connections for wall-mounted TV, under-stairs cupboard and door to the kitchen.

Dining Kitchen 4.14m x 2.40m – The spacious dining kitchen enjoys plenty of natural light with both window and French doors to the garden. Fitted units comprise cupboards and drawers to both base and eye level, with work surfaces having an inset stainless steel style sink/drainers with single lever mixer tap. Four Ring ceramic hob with stainless steel style splashback, extractor canopy and oven below. The kitchen also has ample space for a dining table and chairs and space for a fridge/freezer and plumbing for the washing machine. Door to the cloakroom/ WC.



Cloakroom / WC – Low-profile WC, pedestal hand basin with mixer tap and splashback

First Floor Landing - Loft access, radiator and doors arranged off to:

Bedroom One 3.95m red. to 3.20m x 2.29m - Having a uPVC window to the front aspect, radiator and five-door over stairs wardrobe.

Bedroom Two - Has a uPVC window to the rear aspect, radiator and airing cupboard housing the hot water cylinder and air-source heating controls.

Bathroom 2.27m x 1.77m - Comprises a three piece white bathroom suite of panel bath with mixer tap and shower, low-profile WC, pedestal hand basin with mixer tap and a heated towel rail.

Outside

To the front of the property is a private driveway with electric vehicle charger point and a gate to the rear garden. The front garden is open lawn with a footpath leading up to the front canopy porch.

The well maintained rear garden combines lawn with a paved patio area off the kitchen which extends along the left side of the property with space for the garden shed. Being completely enclosed by fencing and of a sensible size, the garden is both family friendly and offers a lovely space for a entertaining through the summer months.







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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