



Beech Lodge, 12 The Spires, Sutterton, PE20 2JB



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Freehold

Guide price £400,000



## Key Features

- Detached house
- Five bedrooms
- Lounge, dining & garden room
- Kitchen & utility
- Cloakroom, en-suite & bathroom
- Driveway & detached double garage
- Enclosed rear garden
- Plot approx. 0.25 acre (STS)
- EPC rating D





An executive style detached house on a good sized plot of approximately 0.25 acre, subject to survey. In a popular residential location with an open field to the rear.

Having over 1,900 square feet of well presented & spacious accommodation comprising: entrance hall, cloakroom, lounge, dining room, kitchen, utility & garden room to ground floor. Galleried landing, master bedroom with en-suite, four further bedrooms and family bathroom to first floor.

Outside the property has a front garden, a driveway providing off-road parking, a detached double garage and an enclosed rear garden. The property benefits from oil fired central heating and double glazing.



#### ACCOMMODATION

Open porch with part glazed uPVC front entrance door & windows to either side through to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, laminate flooring, dado rail, staircase rising to first floor and understairs storage cupboard.

#### CLOAKROOM

Having radiator, laminate flooring, close coupled WC and hand basin with tiled splashback.

#### LOUNGE

6.93m x 3.88m (22'8" x 12'8")

Having bay window to front elevation, french doors to rear elevation & garden, coved ceiling with moulded ceiling roses, radiator, television aerial & telephone connection points and fireplace with marble hearth, tiled back, inset LPG living flame style fire and wooden surround.

#### DINING ROOM

4.44m x 3.56m (14'7" x 11'8")

Having window to front elevation, coved ceiling with moulded ceiling rose, radiator and dado rail.







### KITCHEN

3.88m x 3.56m (12'8" x 11'8")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator, laminate flooring, television aerial & telephone connection points. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under. Work surface return with inset electric hob, integrated electric oven, integrated fridge & cupboards under, cupboards & concealed cooker hood over.

### GARDEN ROOM

3.16m x 2.36m (10'5" x 7'8")

Having french doors to rear elevation & garden, coved ceiling, radiator, laminate flooring and television aerial connection point.

### UTILITY

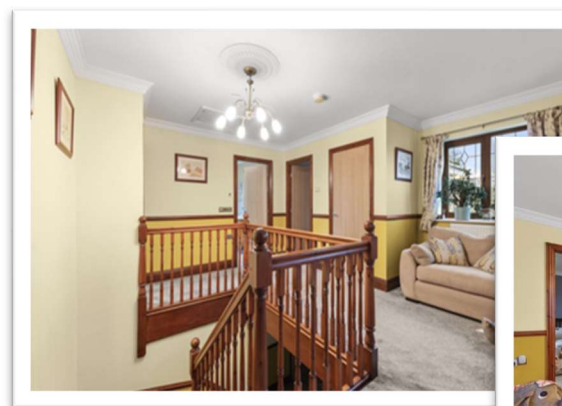
2.46m x 1.73m (8'1" x 5'8")

Having part glazed door to side elevation, radiator, coved ceiling, laminate flooring and wall mounted oil fired boiler providing for both domestic hot water & heating. Work surface with inset 1 1/4 bowl composite sink with drainer & mixer tap, cupboards, space & plumbing for automatic washing machine under, cupboards over.

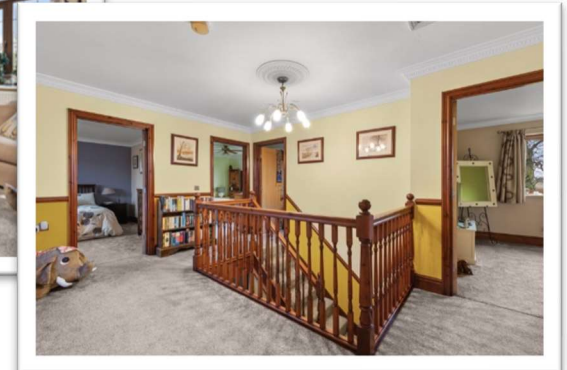


### FIRST FLOOR LANDING

Having window to front elevation, coved ceiling with moulded ceiling rose, radiator, dado rail, access to boarded roof space and built-in airing cupboard housing hot water cylinder with shelving.



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### MASTER BEDROOM

4.44m x 3.53m (14'7" x 11'7")

Having window to front elevation, coved ceiling, radiator, television aerial & telephone connection points and built-in wardrobes.

### EN-SUITE

Having window to side elevation, coved ceiling, radiator, tiled walls and shaver point. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboard under.



### BEDROOM TWO

3.82m x 3.65m (12'6" x 12'0")

Having window to rear elevation, coved ceiling, radiator and television aerial connection point.



### BEDROOM THREE

3.82m x 3.19m (12'6" x 10'6")

Having window to front elevation, coved ceiling, radiator and television aerial connection point.



### BEDROOM FOUR

3.56m x 3.04m (11'8" x 10'0")

Having window to rear elevation, coved ceiling, radiator and television aerial connection point.



### BEDROOM FIVE

3.19m x 2.46m (10'6" x 8'1")

Having window to rear elevation, coved ceiling and radiator.



### FAMILY BATHROOM

Having window to side elevation, coved ceiling with inset ceiling spotlights, radiator, part tiled walls, tiled floor, extractor and shaver point. Fitted with a suite comprising: fully tiled shower enclosure with mixer shower fitting, corner panelled bath with mixer tap & hand held shower attachment, close coupled WC and hand basin inset to vanity unit with cupboard under.



## EXTERIOR

To the front of the property there is a lawned garden with borders. A block paved driveway provides off-road parking and extends down the side of the property to the:

## DETACHED DOUBLE GARAGE

Of brick & tile construction with two up-and-over doors, light, power and boarded loft space.

## REAR GARDEN

Being enclosed and laid to lawn with established borders. Having a block paved patio & footpaths, large informal pond, garden shed and summerhouse.

## THE PLOT

The property occupies a plot of approximately 0.25 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band E.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

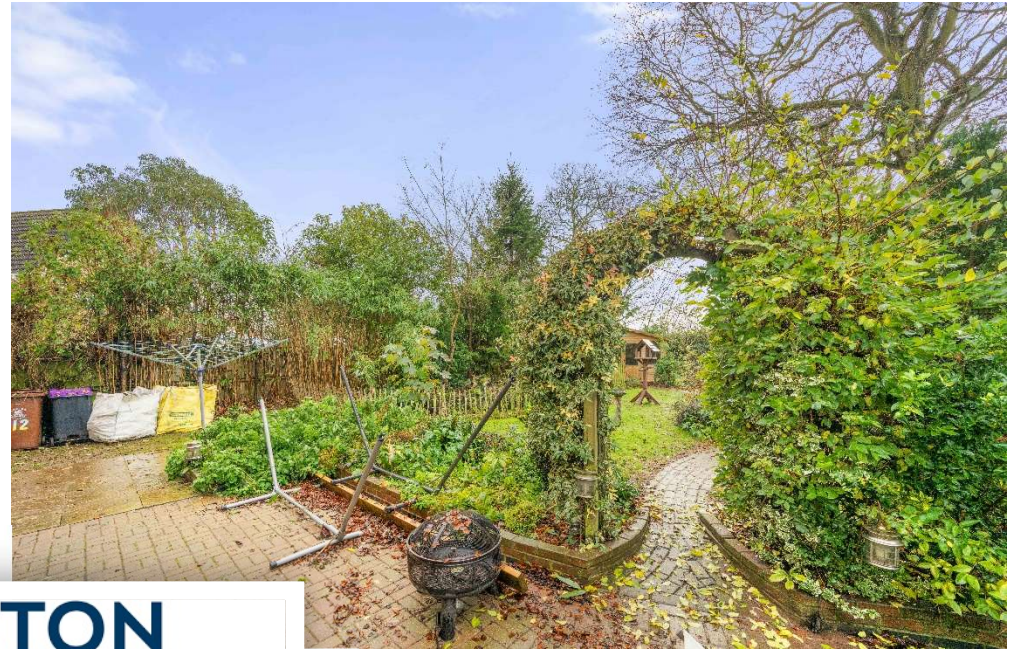
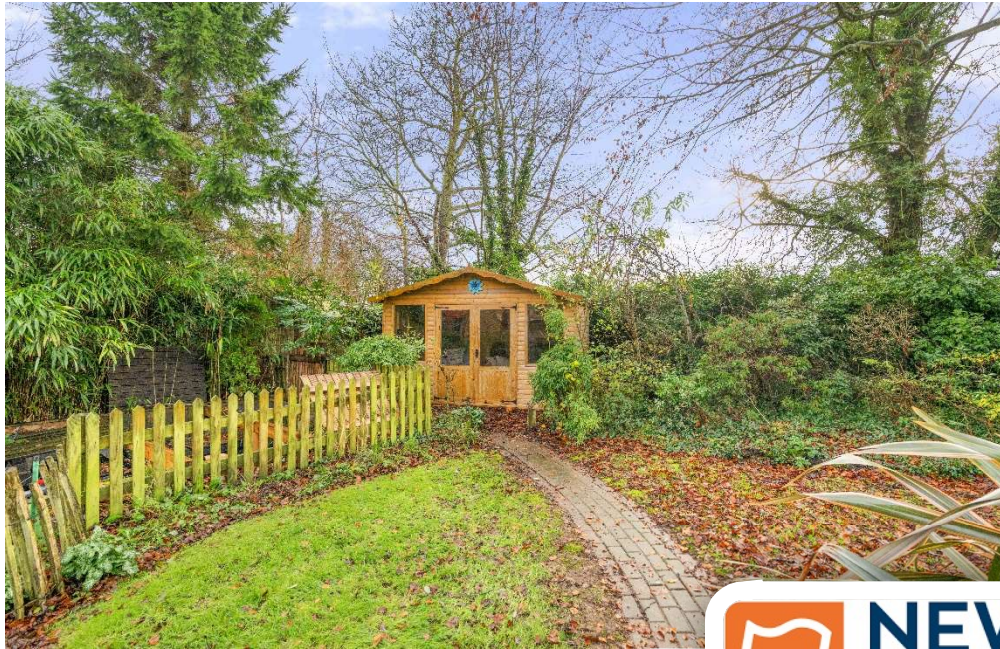
## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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# Floorplan



Total area: approx. 183.2 sq. metres (1972.3 sq. feet)



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