



28 Monarchs Road, Sutterton, Boston, PE20 2HJ



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3



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Freehold

£335,000



## Key Features

- Detached three storey house
- Five bedrooms
- Lounge & dining room/study
- Breakfast kitchen & utility
- En-suite, bathroom & shower room
- Driveway & double garage
- Enclosed rear garden
- EPC rating C





A detached three storey house in a sought after village location. Having well presented accommodation comprising: entrance hall, lounge, study/dining room, breakfast kitchen, utility and cloakroom to ground floor. Master bedroom with en-suite, two bedrooms and bathroom to first floor. Two further bedrooms and shower room to second floor. Outside the property has a driveway providing off-road parking, a double garage and an enclosed rear garden.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having coved & textured ceiling, radiator, engineered oak flooring, smoke alarm, understairs storage cupboard and staircase rising to first floor.

#### LOUNGE

6.88m x 3.54m (22'7" x 11'7")

Having window to front elevation, window & french doors to rear elevation, coved & textured ceiling, two radiators, luxury vinyl flooring, television aerial connection point and tiled fireplace with multi-fuel burner.

#### STUDY/DINING ROOM

3.36m x 2.99m (11'0" x 9'10")

Having window to front elevation, coved & textured ceiling, radiator and engineered oak flooring.

#### BREAKFAST KITCHEN

4.05m x 3.34m (13'4" x 11'0")

Having window to rear elevation, coved & textured ceiling with inset ceiling spotlights, radiator and tiled floor.

Re-fitted in January 2024 with a range of base & wall units with wood block effect work surfaces and upstands comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine and dishwasher under, tall unit to side housing integrated electric double oven with cupboards under & over and further tall unit to side. Work surface return with inset induction hob, cupboards, drawers and integrated wine cooler under, cupboards over. Further work surface return with cupboard & space for tumble dryer under, cupboards over, further work surface forming breakfast bar with cupboard under.

#### UTILITY

Having part glazed uPVC door to rear elevation, coved & textured ceiling, extractor, tiled floor, space for american style fridge/freezer and wall mounted oil fired boiler providing for both domestic hot water & heating.

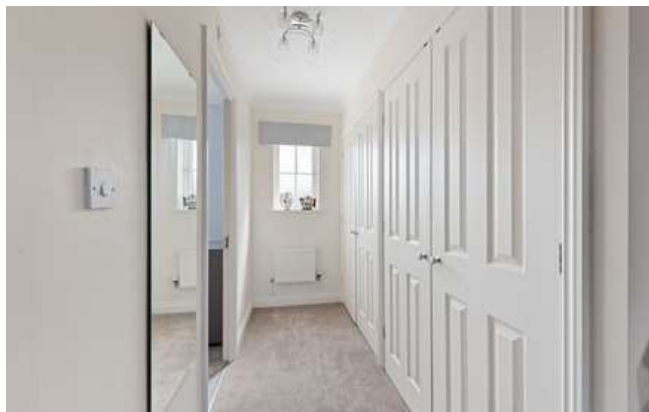
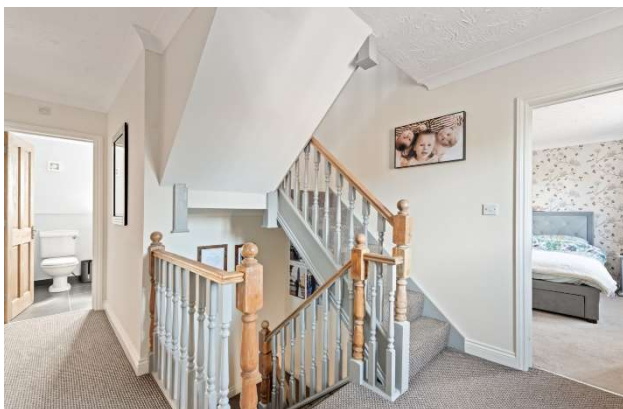
#### CLOAKROOM

Having coved & textured ceiling, radiator, extractor, close coupled WC and pedestal hand basin with tiled splashback.



 **NEWTON FALLOWELL**





### FIRST FLOOR LANDING

Having window to front elevation, coved & textured ceiling, radiator, smoke alarm and airing cupboard housing hot water cylinder with shelving.

### MASTER BEDROOM

6.87m x 3.53m (22'6" x 11'7")

(max - wardrobes in addition) Having windows to front & rear elevations, coved & textured ceiling, two radiators, television aerial & telephone connection points and two built-in double wardrobes.

### EN-SUITE

Having window to rear elevation, coved & textured ceiling, radiator, tiled floor and extractor. Fitted with a suite comprising: walk-in double shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



#### BEDROOM FOUR

3.23m x 3.00m (10'7" x 9'10")

Having window to rear elevation, coved & textured ceiling, radiator and built-in double wardrobe.



#### BEDROOM FIVE

3.00m x 2.76m (9'10" x 9'1")

Having window to front elevation, coved & textured ceiling, radiator and telephone connection point.



#### BATHROOM

Having window to rear elevation, coved & textured ceiling, heated towel rail, extractor and tiled splashbacks. Fitted with a suite comprising: panelled bath, walk-in double shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



#### SECOND FLOOR LANDING

Having window to front elevation, coved & textured ceiling, radiator, smoke alarm and access to roof space.



#### BEDROOM TWO

5.76m x 3.54m (18'11" x 11'7")

Having window to front elevation, coved & textured ceiling and radiator.



#### BEDROOM THREE

5.76m x 3.01m (18'11" x 9'11")

Having window to front elevation, coved & textured ceiling and radiator.



#### SHOWER ROOM

Having Velux window to rear elevation, coved & textured ceiling, heated towel rail, shaver point and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



### EXTERIOR

To the rear of the property there is an enclosed garden which is enclosed and laid to lawn with a paved patio, garden shed and oil storage tank screened by fencing. A driveway to the rear provides off-road parking and leads to the:

### DOUBLE GARAGE

5.70m x 5.23m (18'8" x 18'4")

Having two up-and-over doors, light and power.

### SERVICES

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

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### AGENTS NOTES

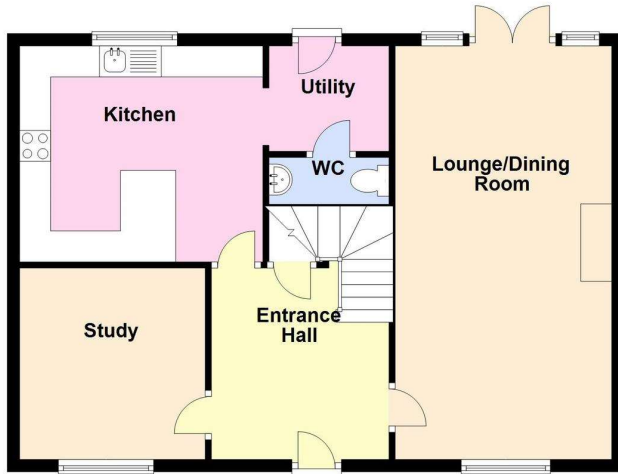
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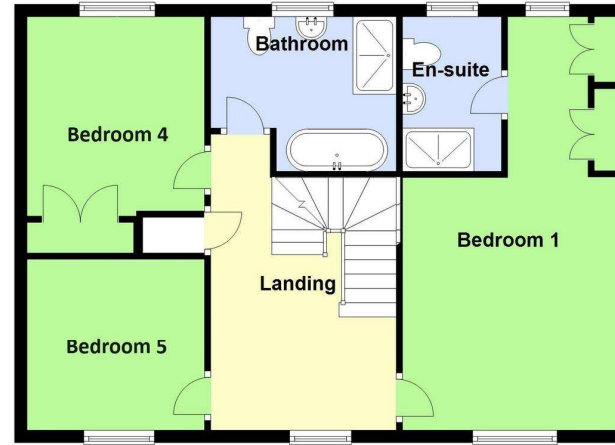


# Floorplan

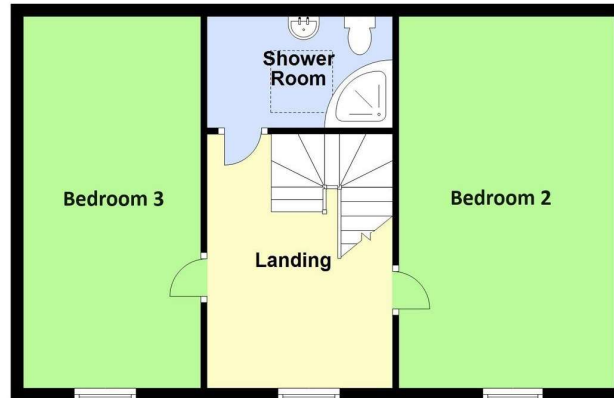
**Ground Floor**  
Approx. 63.5 sq. metres (683.8 sq. feet)



**First Floor**  
Approx. 64.1 sq. metres (690.2 sq. feet)



**Second Floor**  
Approx. 57.4 sq. metres (618.1 sq. feet)



Total area: approx. 185.1 sq. metres (1992.1 sq. feet)



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