



The Willows, Station Road, Sutterton, Boston, PE20 2JH



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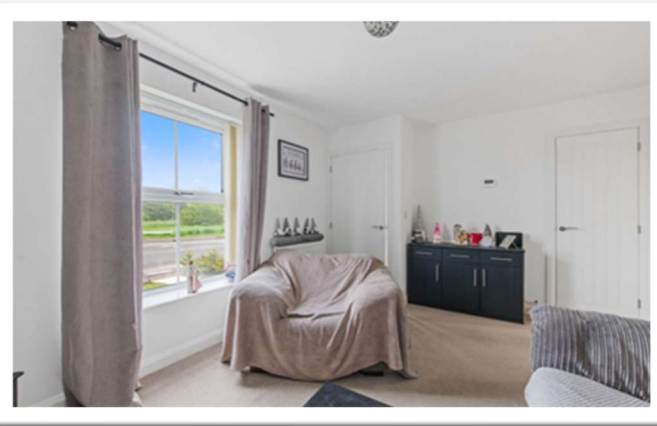
Freehold

£190,000



Key Features

- Terrace house
- Three bedrooms
- Dining kitchen & utility
- Cloakroom & bathroom
- Enclosed rear garden
- Two allocated parking spaces
- Village location
- EPC rating B





A modern terrace house in a popular village location within walking distance to local amenities and the primary school. Having well presented accommodation comprising: entrance hall, lounge, dining kitchen, utility & cloakroom to ground floor. Three bedrooms and bathroom to first floor. Outside the property has a lawned front garden, an enclosed rear garden and two allocated parking spaces to the rear. The property benefits from oil fired central heating and double glazing.

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having luxury vinyl flooring, smoke alarm and staircase rising to first floor.

LOUNGE

4.62m x 3.34m (15'2" x 11'0")

Having window to front elevation, radiator, understairs storage cupboard, television aerial & telephone connection points.

DINING KITCHEN

5.27m x 4.54m (17'4" x 14'11")

(max L-shaped) Having windows to side & rear elevations, inset ceiling spotlights, radiator, smoke alarm, luxury vinyl flooring and television aerial connection point. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards under, cupboards over.

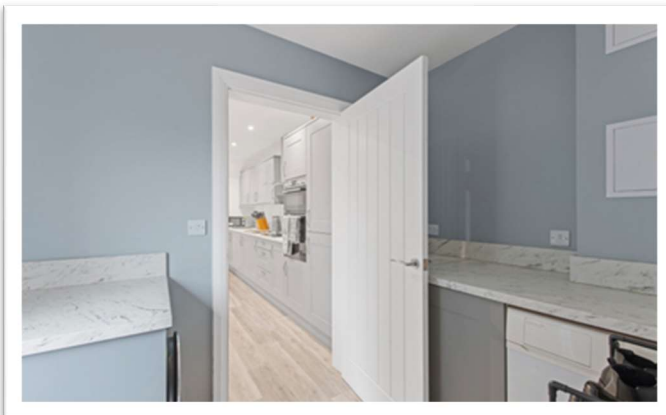
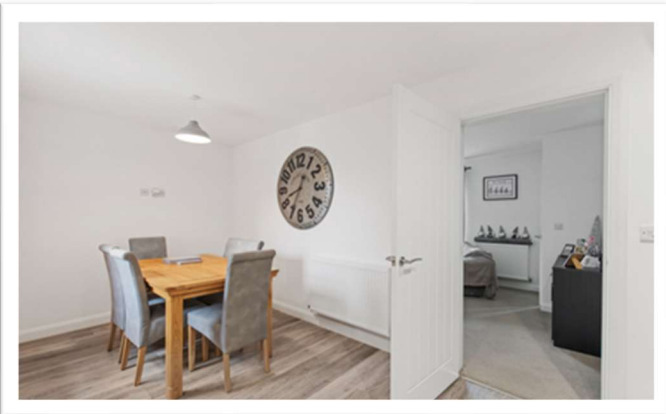
Further work surface with inset induction hob, cupboards & drawers under, cupboards & cooker hood over. Tall unit to side housing integrated electric double oven with cupboards under & over and further tall unit to side housing integrated fridge and freezer.

UTILITY

Having part glazed door to rear elevation, luxury vinyl flooring, work surface with cupboard, space for tumble dryer & oil fired boiler providing for both domestic hot water & heating under. Further work surface with space & plumbing for automatic washing machine under.

CLOAKROOM

Having window to rear elevation, radiator, luxury vinyl flooring, extractor, close coupled WC and pedestal hand basin.





FIRST FLOOR LANDING

Having radiator, smoke alarm and access to roof space.

BEDROOM ONE

4.60m x 2.97m (15'1" x 9'8")

Having window to front elevation, radiator, television aerial connection point and built-in cupboard.

BEDROOM TWO

3.26m x 2.76m (10'8" x 9'1")

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

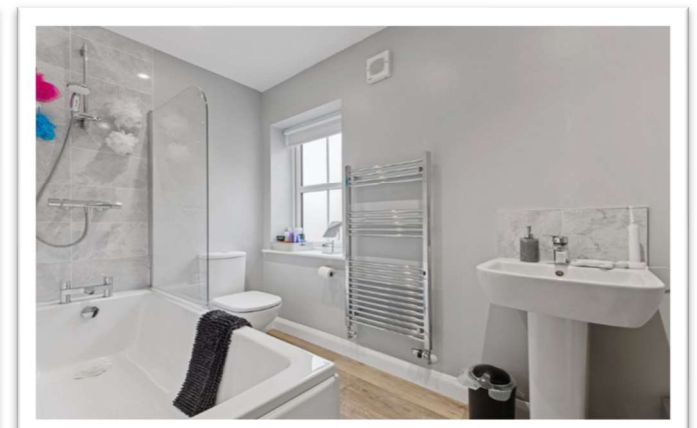
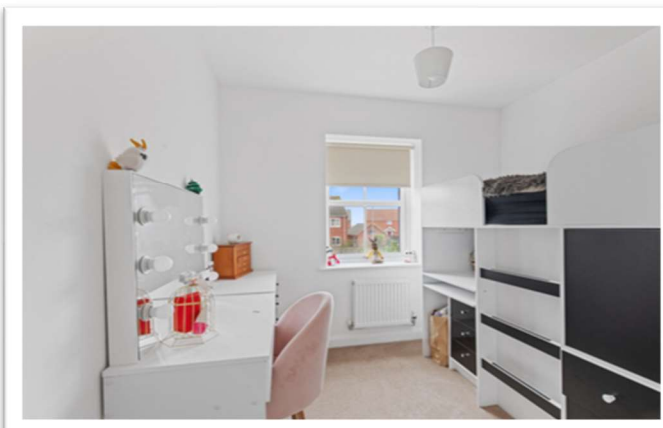
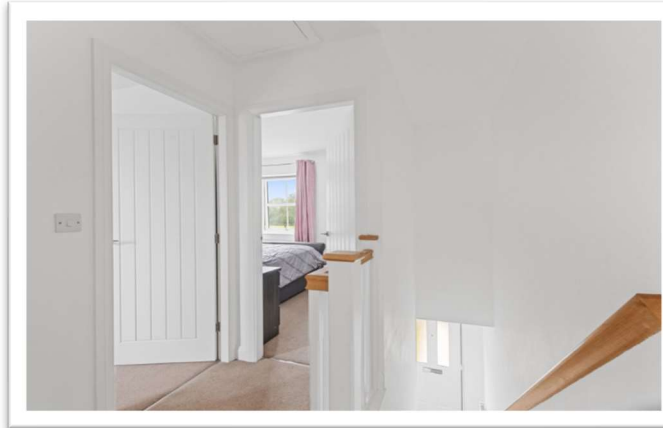
BEDROOM THREE

2.48m x 2.27m (8'1" x 7'5")

Having window to rear elevation and radiator.

BATHROOM

Having window to side elevation, inset ceiling spotlights, heated towel rail, tiled splashbacks, luxury vinyl flooring and extractor. Fitted with a white suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door.

EXTERIOR

Being fully enclosed with a rear access gate. Having a paved patio & footpath, lawned area, garden shed and oil storage tank.

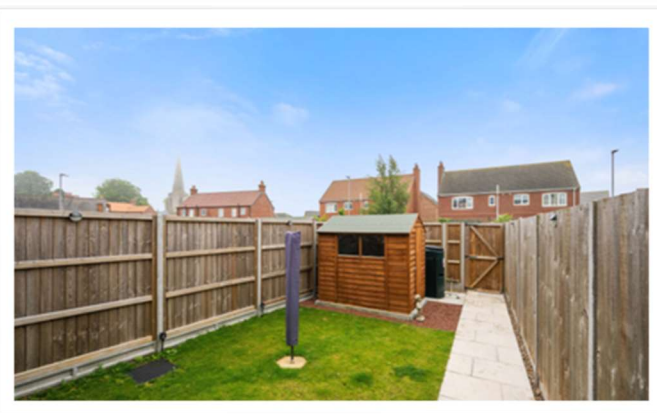
The property also has two allocated parking spaces to the rear.

SERVICES

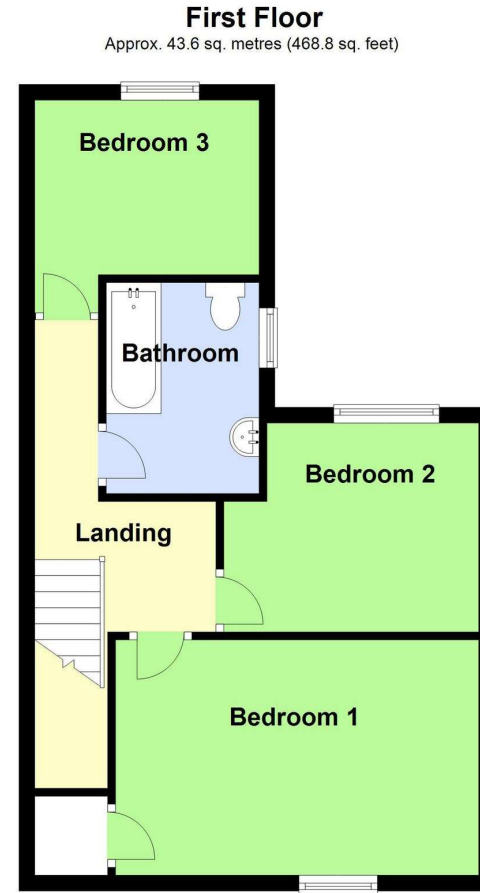
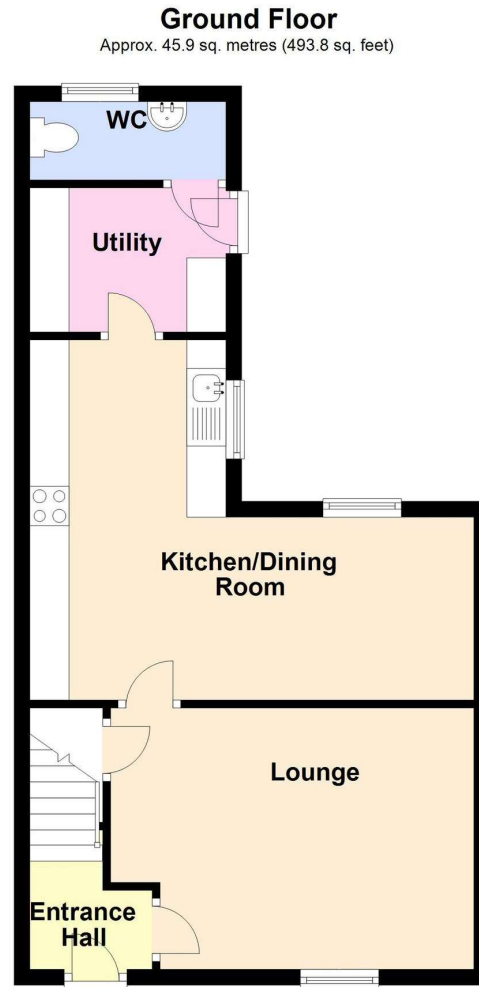
The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band B.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



Floorplan



Total area: approx. 89.4 sq. metres (962.6 sq. feet)



Newton Fallowell Boston (Sales)

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AGENT'S NOTES

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