



51 Monarchs Road, Sutterton, Boston, PE20 2HJ



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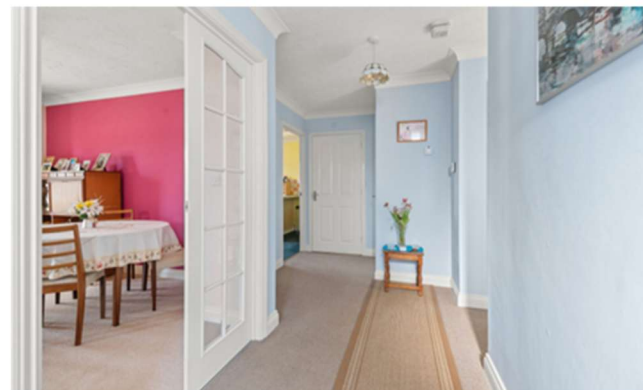
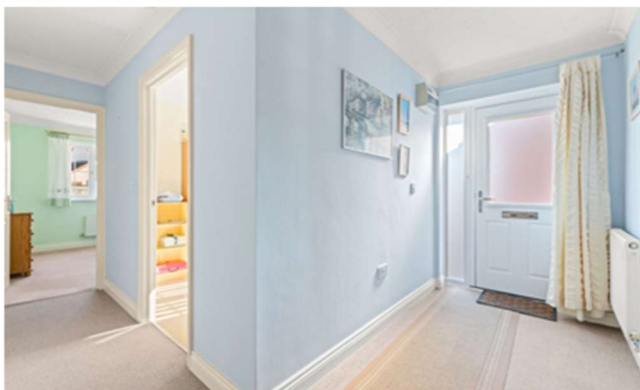
Freehold

£245,000



Key Features

- Link-detached bungalow
- Three bedrooms
- Lounge & conservatory
- En-suite & bathroom
- Driveway & double garage
- Enclosed rear garden
- EPC rating D





A link-detached bungalow in a quiet location within the highly sought after village of Sutterton. Having accommodation comprising: entrance hall, lounge/diner, conservatory, breakfast kitchen, master bedroom with en-suite, two further bedrooms and bathroom. Outside the property has a driveway providing off-road parking, a double garage and an enclosed rear garden. The property benefits from oil fired central heating and double glazing.

ACCOMMODATION

Part glazed side entrance door with side screen through to the:

ENTRANCE HALL

Having coved ceiling, radiator, access to roof space, built-in cupboard and built-in airing cupboard.

LOUNGE/DINER

18'10" x 13'1" (5.7m x 4m)

Having windows to front & rear elevations, coved ceiling, two radiators and fireplace with marble back & hearth, inset electric fire and wooden surround. French doors to the:

CONSERVATORY

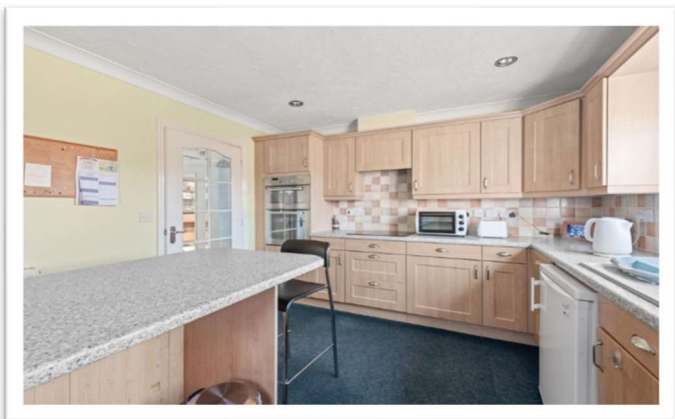
10'10" x 10'1" (3.3m x 3.1m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to garden, tiled floor and ceiling fan/light fitting.

BREAKFAST KITCHEN

11'8" x 10'9" (3.6m x 3.3m)

Having window to rear elevation, part glazed door to side elevation, coved ceiling with inset ceiling spotlights and radiator. 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, space & plumbing for automatic washing machine & space for fridge under, cupboard & oil fired boiler providing for both domestic hot water & heating over. Work surface return with inset electric hob, cupboards & drawers under, cupboards & concealed cooker hood over, tall unit to side housing integrated electric double oven with cupboards under & over. Further work surface forming breakfast bar.



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MASTER BEDROOM

13'7" x 11'1" (4.1m x 3.4m)

Having window to front elevation, coved ceiling, radiator and built-in wardrobe.



EN-SUITE

8'6" x 5'7" (2.6m x 1.7m)

Having window to side elevation, coved ceiling, radiator, shaver point, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



BEDROOM TWO

11'3" x 10'3" (3.4m x 3.1m)

Having window to front elevation, coved ceiling and radiator.



BEDROOM THREE

8'11" x 7'10" (2.7m x 2.4m)

Having window to side elevation, coved ceiling and radiator.

BATHROOM

7'0" x 6'0" (2.1m x 1.8m)

Having window to side elevation, coved ceiling, radiator, tiled splashbacks, panelled bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property a paved footpath leads to the side entrance door. A driveway provides off-road parking and leads to the:

DOUBLE GARAGE

17'10" x 17'1" (5.4m x 5.2m)

Having two up-and-over doors with one being electric remote controlled, light, power and service door to rear.

REAR GARDEN

Being enclosed by timber fencing and laid to lawn with borders. Having gravelled areas and a paved seating area. There is also an oil storage tank in a secured fenced area.

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 C.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.





Floorplan



Total area: approx. 104.8 sq. metres (1127.6 sq. feet)



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