



BRADLEY JAMES

ESTATE AGENTS



Aspen Greenacre Close, Sutterton, Boston, Lincolnshire, PE20 2HE

Offers in the region of £175,000

- ENTRANCE HALL
- KITCHEN
- CLOAKROOM
- BATHROOM
- NEW BOILER 2023
- LOUNGE DINER
- MULTI FUEL BURNER
- 3 BEDROOMS
- OFF ROAD PARKING FOR 2 CARS
- REAR GARDEN



# Aspen Greenacre Close, Boston PE20 2HE

Nestled in the charming cul-de-sac of Greenacre Close, Sutterton, this delightful semi-detached house, built in 2016, offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting entrance hall leads to a contemporary cloakroom, setting the tone for the stylish interiors throughout.

The heart of the home is undoubtedly the beautiful lounge diner, featuring a striking multi-fuel burner that adds warmth and character. French doors open seamlessly to a private rear garden, creating an ideal space for relaxation or entertaining. The modern kitchen, located at the front of the house, is well-equipped and designed for both functionality and style.

On the first floor, a spacious landing provides access to the three bedrooms, each offering ample natural light and comfort. The modern three-piece bathroom suite is tastefully designed, ensuring a tranquil space for unwinding.

This property also boasts off-road parking for two vehicles, along with side gated access to the rear garden, enhancing both convenience and privacy. The location is particularly advantageous, being within walking distance to local amenities, including a local shop, fish and chip shop, The Thatched Cottage Pub, and a playing green. Families will appreciate the proximity to the primary school, while excellent road links to the A16 provide easy access to Spalding, Lincoln, Norfolk, and Boston.

In summary, this semi-detached house on Greenacre Close is a wonderful opportunity for those seeking a modern, comfortable home in a friendly community. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers.



Council Tax Band: B



### Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, telephone point and skimmed ceiling.

### Cloakroom

UPVC obscured double glazed window to the front, WC with pushbutton flush, vanity wash hand basin with mixer taps over, tile splashback and storage cupboard beneath, radiator, skimmed ceiling with extractor fan.

### Kitchen

12'2 x 7'7

UPVC double glazed window to the front and UPVC obscured double glazed door to the side, base and eyelevel units with worksurface over, sink and drainer with mixer taps over, integrated electric oven and grill with a electric hob and extractor over, space and point for fridge freezer, space and point for tumble dryer, space and plumbing for washing machine, radiator, power points and skimmed ceiling.

### Lounge

14'8 x 14'0 max

UPVC double glazed window and French doors to the rear, radiator, power points, telephone point, skimmed ceiling and multi fuel burner. Understairs storage cupboard.

### Landing

Power point, radiator and skimmed ceiling.

### Bedroom 1

14'8 x 9'5

UPVC double glazed window to the rear radiator, power points, TV point and skimmed ceiling.

### Bathroom

UPVC obscured double glazed window to side, panel bath with mixer taps over and a built in mixer shower over on a sliding adjustable rail, shower screen, WC with pushbutton flush, Pedestal wash handbasin with mixer taps over and tile splashback, wall mounted medicine cabinet with mirrored front, wall mounted heated towel rail, skimmed ceiling and loft hatch.

### Bedroom 2

10'7 x 7'7

UPVC double glazed window to the front, radiator, power points and skimmed ceiling.

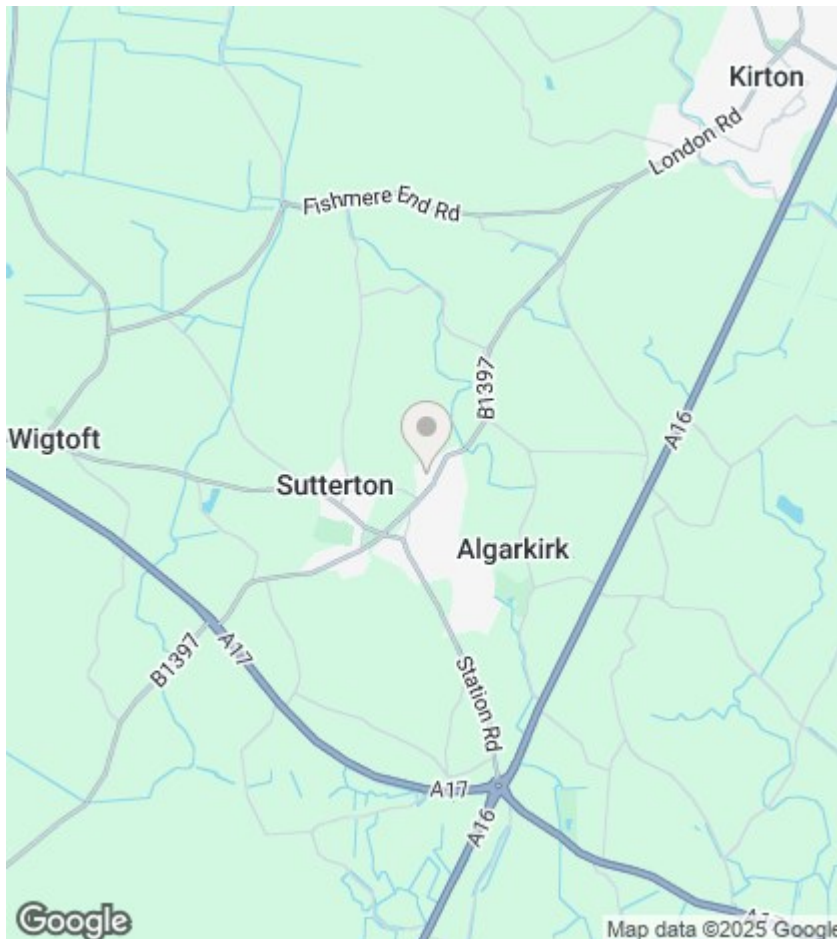
### Bedroom 3

7'4 x 6'7

UPVC double glazed window to the front, radiator, power points and skimmed ceiling.

### Outside

Gravel off-road parking, outside tap, and low-level panel fencing to the side, side gated access which has 6 foot panel fencing, outside light, door going into the kitchen, newly installed outside oil boiler, The rear garden is enclosed by panel fencing and shrubs, patio seating area, laid to lawn and the oil tank.



## Directions

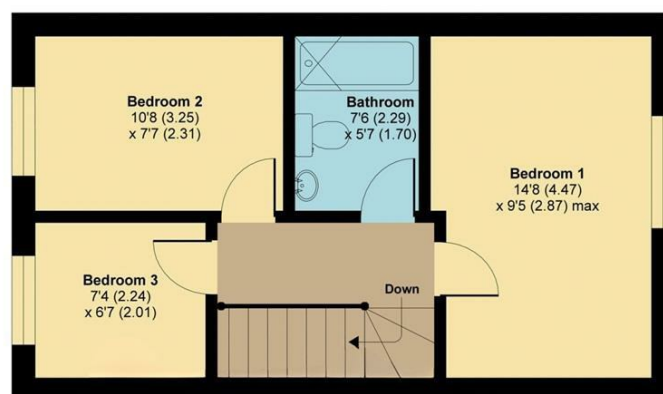
## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

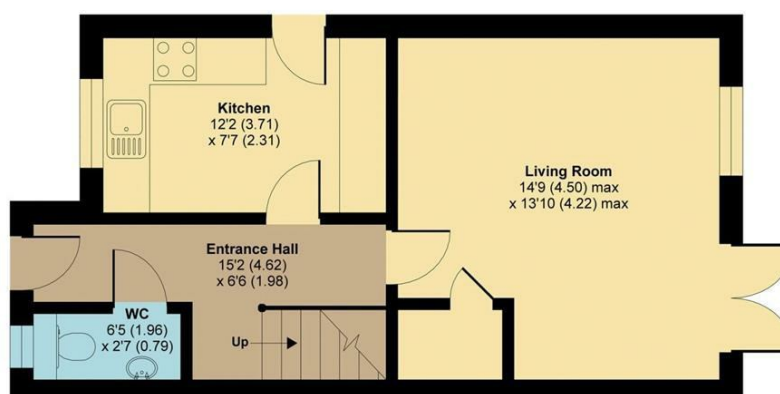
## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		99
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



FIRST FLOOR



GROUND FLOOR