



BRADLEY JAMES

ESTATE AGENTS



10 Stone Lane, Sutterton, Boston, Lincolnshire, PE20 2JZ

Asking price £249,950

- 16 SOLAR PANELS
- GROUND SOURCE HEATING
- BEDROOM ONE HAS A WALK IN DRESSING ROOM AND EN-SUITE
- UTILITY ROOM
- COUNTRYSIDE VIEWS TO THE SIDE AND REAR
- BATTERY STORAGE FOR SOLAR PANELS
- DOUBLE STOREY EXTENSION
- OPEN PLAN KITCHEN DINER WITH LOG BURNER
- UNDERFLOOR HEATING DOWNSTAIRS AND UPSTAIRS
- SEMI RURAL LOCATION BUT CLOSE TO LOCAL AMENITIES

10 Stone Lane, Boston PE20 2JZ

This property is equipped with 16 solar panels and a battery storage system, generating nearly 4 kW of energy, which significantly reduces utility bills. Additionally, a ground source heat pump enhances the home's energy efficiency, making it an excellent choice for the environmentally conscientious buyer.

A double-storey extension has created a bright and airy triple-aspect lounge, while the master bedroom features a walk-in dressing room and an en-suite shower room, providing a private retreat.

Nestled on Stone Lane in the charming village of Sutterton, this semi-detached house, built in 1935, offers a delightful blend of modern eco-friendly features and traditional charm. With three spacious bedrooms and two well-appointed bathrooms, this property is perfect for families seeking comfort and sustainability.

Upon entering, you are greeted by a welcoming entrance hall that leads to a generous lounge and an open-plan kitchen diner, complete with a cosy log burner, ideal for those chilly evenings.

The ground floor and top floor boast underfloor heating, ensuring warmth throughout the home.

Outside, the property offers ample parking for up to six vehicles, along with a larger-than-average side and rear garden. This outdoor space is adorned with an array of fruit trees, two greenhouses with power, and a workshop, perfect for gardening enthusiasts. The picturesque open field views to the side and rear provide a serene backdrop for countryside walks right on your doorstep.

Conveniently located, the property is just a short drive from Sutterton's primary school, a charming thatched roof pub, post office, doctors surgery, park, and local shops, including fast-food options like McDonald's and Burger King. With excellent road links to the A16, you can easily access Boston, Spalding, Lincoln, and Norfolk. This home truly offers a unique opportunity to enjoy a sustainable lifestyle in a beautiful rural setting.



Council Tax Band: A



Entrance Hall

Composite obscured double glazed front door into the entrance hall, which has stairs leading off to the first floor accommodation with tiled flooring.

Lounge

20'8 x 15'0

Triple aspect with UPVC double glazed window to the front and the rear, the rear of the property has open field views, UPVC double glazed French doors to the side, underfloor heating, power points, TV point, telephone point, skimmed ceiling and engineered oak flooring.

Kitchen Diner

22'3 x 16'0

Double aspect with a UPVC double glazed window to the front, UPVC double glazed window to the rear, base and eye level units with worksurface over, sink and drainer with mixer taps over, integrated electric oven with a half sized electric oven and grill above, five burner gas hob with extractor over, space and plumbing for dishwasher, space and point for fridge, tiled splashback and tiled floor. The dining area has underfloor heating, power points, TV points, multi fuel burner, skimmed and coved ceiling, storage cupboard with solar power for the solar, fuse box, power points, telephone point and shelving.

Rear Entrance/Utility Room

12'3 x 5'4

UPVC obscured double glazed door and window to the side, base units with sink and drainer with mixer taps over, space and plumbing for washing machine, space and point for tumble dryer, ground source heating boiler and water tank.

Cloakroom

WC with push button flush, wash hand basin with mixer taps over, half height tiled walls, tiled floor, extractor fan and underfloor heating.

Landing

Loft hatch and power point.

Bedroom 1

14'7 x 14'0

UPVC double glazed window to the front, underfloor heating, built-in bespoke bedroom furniture with wardrobes, bedside cabinets and dressing table, power points, telephone point, loft hatch, boosters in loft, skimmed ceiling plus a door to the ensuite shower room and dressing room.

Dressing Room

6'5 x 6'0

UPVC double glazed window to the rear with field views and underfloor heating.

Bedroom 1 Ensuite

UPVC obscured double glazed window to the rear, separate shower cubicle which is fully tiled with a built in mixer shower over, WC with push button flush, pedestal wash hand basin with mixer tap over, shaver points, half height tiled walls, tiled floor, airing cupboard with shelving and radiator.

Family Bathroom

UPVC obscured double glazed window to the rear, pedestal wash hand basin with taps over, WC with push button flush, panel bath with mixer taps over, shower over, half height tiled walls and tiled floor.

Bedroom 2

12'8 x 10'0

UPVC double glazed window to the front, underfloor heating, power points, picture rail and single built in wardrobe.

Bedroom 3

12'0 x 8'4

UPVC double glazed window to the rear enjoying open field views, underfloor heating, power points and picture rail.

Outside

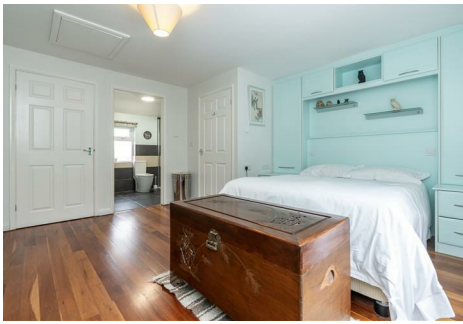
To the outside there's a picket fence, the rest is all laid to gravel. There's gravel off-road parking for five to six cars with a five bar gate opening up to the rear and side garden. You can create another parking space if needed just behind the five bar gate. There's open field views to the rear and to the side, outside light and French doors leading into the lounge. The side garden is enclosed by low-level panel fencing and has tree and shrub borders, there's a sunken pond, gravel path, a variety of fruit trees which include apple tree x 2 quince tree, damson plum tree x 2, plum tree, greengage plum tree, another apple tree, 2 hazelnut bushes, cooking apple tree, apricot tree, and a fig tree. There's two greenhouses, they're sunken into the ground for more airspace, the extra height helps it stays warmer. The green houses both have power and a separate fuse box in one. There's a patio seating area and a wooden workshop.

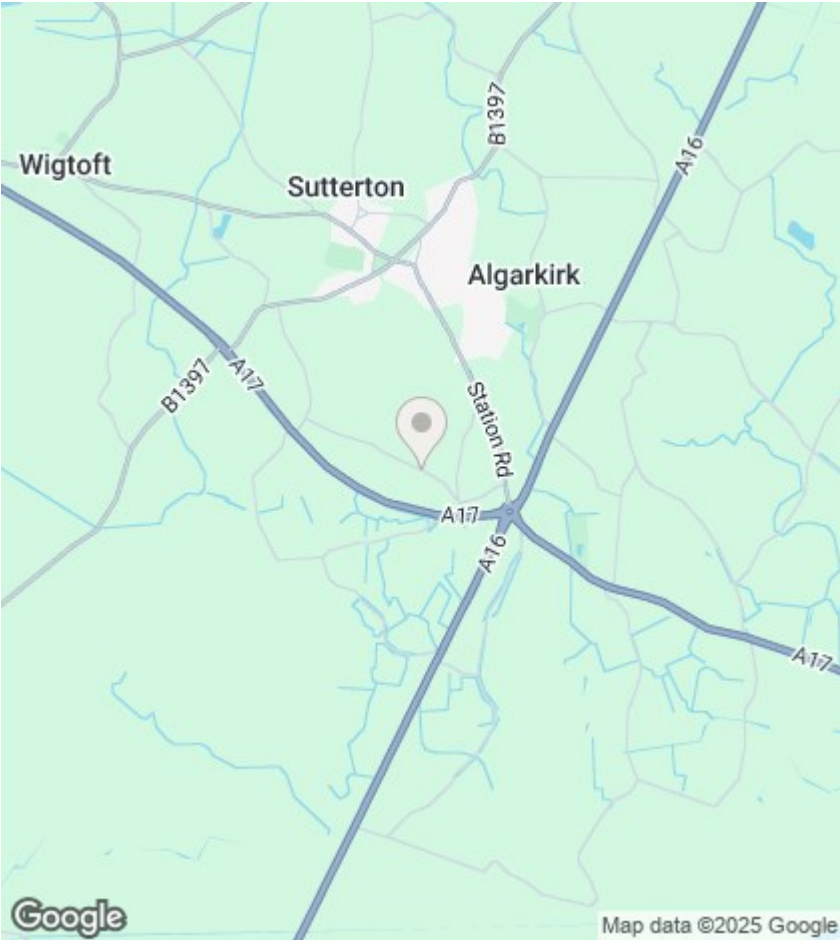
Workshop

20'6 x 8'6

Power and lighting connected, separate fuse box, double wooden doors to the front, wooden window to the side, the workbench and shelving will stay at the property.







Viewings

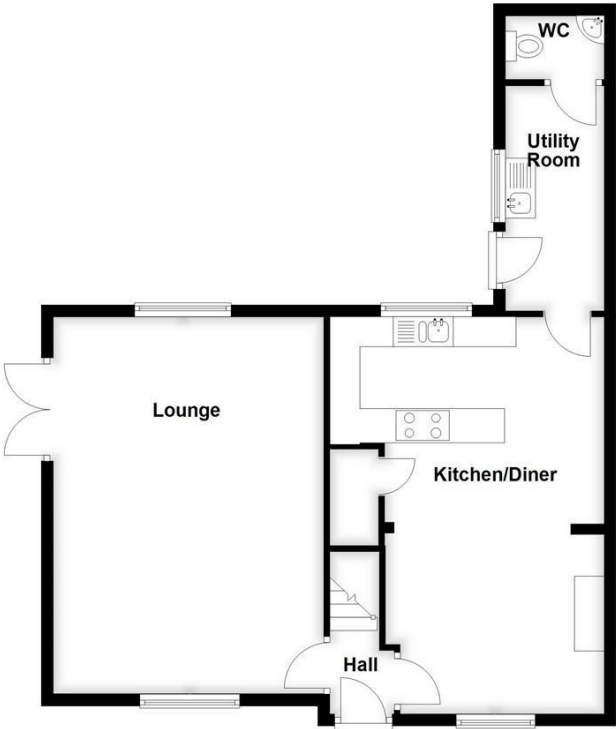
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

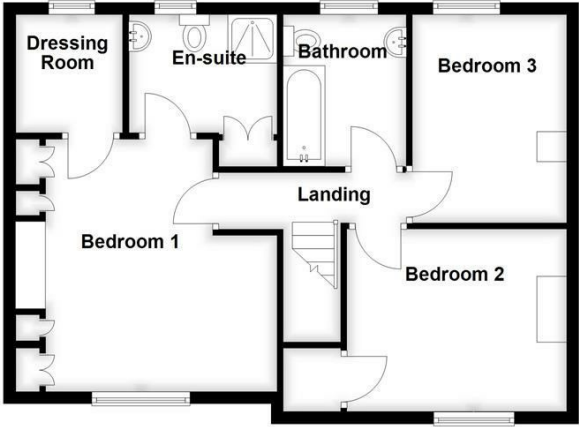
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 67.8 sq. metres (729.6 sq. feet)



First Floor
Approx. 60.1 sq. metres (647.2 sq. feet)



Total area: approx. 127.9 sq. metres (1376.8 sq. feet)