



**Churchgate, Sutterton Boston PE20 2NS**

**welcome to**

**Churchgate, Sutterton Boston**

The property comprises of spacious entrance hall, study, lounge, dining room, extended modern kitchen/diner, utility room, cloakroom, five great sized bedrooms one benefiting from an en-suite, family bathroom, spacious rear garden, driveway and detached double garage.



### **Entrance Hall**

Having two UPVC double glazed windows to the front, stairs leading off to the first floor accommodation, radiator, power points, thermostat control & solid wood flooring.

### **Lounge**

22' 8" x 13' ( 6.91m x 3.96m )

UPVC double glazed window to the front, UPVC double glazed French doors opening out to the rear garden with field views, radiator & electric fireplace.

### **Cloakroom**

UPVC obscured double glazed window to the side, W.C, wash hand basin, radiator, inset spotlights, & real wood flooring.

### **Dining Room**

14' 7" x 11' 8" ( 4.45m x 3.56m )

UPVC double glazed window to the front & radiator

### **Open Plan Kitchen/diner**

20' 4" x 11' 7" ( 6.20m x 3.53m )

Being double aspect with a UPVC double glazed window to the rear and side, UPVC double glazed French doors to the rear, three Keylite skylight windows to the vaulted ceiling, handle-less high gloss base and eye level units with a solid Quartz work surface over, double sink with a mixer tap, a waste disposal unit and a boiling water tap, x2 Miele pyrolytic electric oven and grill with a Miele hotplate/warming tray, space, point and plumbing for an American fridge/freezer, a four burner NEFF induction hob with an extractor hood over with inset spotlights, integrated fridge, integrated dishwasher, centre island having an overhang for a breakfast bar, thermostat control & underfloor heating.

### **Utility**

UPVC double glazed window to the side, UPVC obscured double glazed door to the side, base and eye level units with a work surface over, sink and drainer with a mixer tap, wall mounted oil boiler, space and plumbing for a washing machine, space and point for a tumble dryer, radiator & extractor

fan.

### **Study**

10' 3" x 8' ( 3.12m x 2.44m )

Internal doors leading through to the kitchen/diner and the entrance hall & radiator

### **Landing**

UPVC double glazed window to the front, radiator, loft hatch with the loft being boarded and having a pull down ladder, airing cupboard with shelving.

### **Bedroom One**

12' 5" x 11' 8" ( 3.78m x 3.56m )

Having it's own inner hallway with UPVC double glazed window to the front, built-in wardrobes with shelving and hanging space & radiator

### **En-Suite**

UPVC obscured double glazed window to the side, W.C, pedestal washbasin, fully tiled shower cubicle with a built-in mixer shower over, radiator, shaver point & extractor fan

### **Bedroom Two**

13' x 12' 2" ( 3.96m x 3.71m )

UPVC double glazed window to the rear enjoying field views & radiator

### **Bedroom Three**

13' x 10' 6" ( 3.96m x 3.20m )

UPVC double glazed window to the front & radiator

### **Bedroom Four**

11' 9" x 10' 1" ( 3.58m x 3.07m )

UPVC double glazed window to the rear enjoying field views & radiator

### **Bedroom Five**

10' 4" x 8' 1" ( 3.15m x 2.46m )

UPVC double glazed window to the rear enjoying field views & radiator

### **Family Bathroom**

UPVC obscured double glazed window to the side, a

fully tiled shower cubicle with a built-in mixer shower having an oversized fixed shower head and a separate shower head on a sliding adjustable rail, free standing panelled bath with a side mounted mixer tap over, W.C, vanity washbasin with a mixer tap and inset with high gloss storage cupboards beneath and a work surface over, wall mounted mirror, double shaver point, fully tiled walls and floor, underfloor heating, wall mounted heated towel rail & extractor fan.

### **Exterior**

The front of the property has block paved off-road parking for approximately four vehicles which could be extended if needed to create two further off-road parking space and then leads to the detached double garage.

The property benefits from having a storm porch to the front door and side gated access leading to the side garden, which is enclosed by panel fencing and is laid to gravel, with an oil tank, a door to the utility room and outside lighting. The rear garden is enclosed by panel fencing to the sides with uninterrupted field views, with the garden having a mature tree and is then predominately laid to lawn. The rear garden also benefits from having two patio seating areas, one of which is to the side of the hot tub (not including in the sale), along with outside lighting, an outside tap and outside power points. To the far side of the property is further side gated access with a concrete storage area.



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welcome to

## Churchgate, Sutterton Boston

- Extended Executive 5 Bed Detached Home
- Large Double Aspect Lounge
- Dining Room & Study
- Open Plan High Specification Kitchen/Diner with Utility & Cloakroom
- En-Suite to Master Bedroom

Tenure: Freehold EPC Rating: D

offers in the region of

**£455,000**



### directions to this property:

HAVING TO WAIT TILL COMES OUT WITH ANOTHER AGENT



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWB114298 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01205 351010**



[Boston@williamhbrown.co.uk](mailto:Boston@williamhbrown.co.uk)



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



[williamhbrown.co.uk](http://williamhbrown.co.uk)