



4 The Spires, Sutterton, PE20 2JB

£435,000

Executive Four-Bedroom Home with Double Garage - Perfect for Commuters to Boston and Spalding

Welcome to this stunning executive four-bedroom home, featuring a spacious double garage and excellent transport links to both Boston and Spalding. This property boasts a modern design with high-end finishes throughout, ensuring a luxurious living experience. The home includes a contemporary open-plan kitchen area, a cozy yet spacious living room with ample natural light, and a beautifully landscaped garden ideal for outdoor relaxation. The master suite comes with an en-suite shower room, and three additional generously sized bedrooms provide ample space for family and guests.

Don't miss out on this exceptional property that combines luxury, comfort, and convenience. Contact us today to arrange a viewing!

Entrance Hall



Composite glazed entrance door with obscured glazed top light, ornate cornice to skimmed ceiling with recessed ceiling spotlights, radiator, stairs to first floor landing with under stairs recess. Doors to lounge, dining room, study, WC and kitchen diner.



Lounge



PVCu double glazed windows to front and side and French doors to rear, ornate cornice to skimmed

ceiling, two radiators, inset gas fire with marble surround,



Dining Room



PVCu double glazed window to front, ornate cornice to skimmed ceiling, radiator.



Study



PVCu double glazed window to side, coving to skimmed ceiling, LVT flooring.

WC



Coving to skimmed ceiling with extractor fan, half height wall tiling and floor tiling, radiator, fitted concealed cistern toilet with push button flush set in built in furniture with storage and pedestal wash hand basin with chrome mixer tap over.

Kitchen Diner



PVCu double glazed window to side, door opening to patio and French doors opening to garden. Coving to skimmed ceiling with recessed ceiling spotlights, tiled flooring, two radiators. Fitted with a matching range of base and eye level units with roll edge worktops, 1 1/2 bowl composite sink and drainer with chrome mixer tap over, five ring electric hob with extractor hood over, integrated eye level oven/grill and microwave oven, integrated dishwasher, integrated fridge, built in water softener. Door to utility room.



Utility Room



PVCu double glazed window to side, coving to skimmed ceiling, tiled flooring, radiator. Wall mounted oil central heating boiler. Fitted base and eye level units with roll edge worktop, 1 1/2 bowl sink with mixer tap over, space and plumbing for washing machine, space for tumble dryer and fridge freezer.

Landing



PVCu double glazed window to front, ornate cornice to skimmed ceiling with recessed ceiling spotlights, radiator, built in airing cupboard housing hot water cylinder and with slatted shelving.

Bedroom One



PVCu double glazed windows to side and rear, coving to skimmed ceiling, radiator, doors opening to ensuite.



Ensuite



Skimmed and vaulted ceiling with spot lighting and Velux window to side, wall and floor tiling, wall mounted heated towel rail, shaver point, extractor fan. Fitted with a three piece suite comprising shower cubicle with glass folding doors and mains shower, ceramic wash hand basin with chrome mixer tap over and concealed cistern toilet with push button flush both set in Fitted furniture with built in storage.



Bedroom Two



PVCu double glazed window to front, coving to skimmed ceiling, radiator.



Bedroom Three



PVCu double glazed windows to front and side, coving to skimmed ceiling, radiator.



Bedroom Four



PVCu double glazed window to rear, coving to skimmed ceiling with loft access, radiator.

Bathroom



PVCu double glazed window to side, coving to skimmed ceiling with recessed ceiling spotlights, radiator, extractor fan, shaver point. Fitted with a four piece suite comprising double ended bath with

central chrome mixer tap, tiled shower cubicle with glass door and mains thermostatic bar shower, ceramic wash hand basin with chrome mixer tap over and concealed cistern toilet with push button flush set in fitted furniture with storage under.



Outside



The property sits central on its generous plot. There is ample off road parking to the front and double garage. Side gated access leads to the rear garden.



To The Front



There is a block paved driveway providing off road parking for up to five vehicles and leading to double garage with twin up and over doors.



To The Side



A paved courtyard area with outside cold water tap, power points and timber storage shed.



Rear Garden



The fully landscaped garden is equally ideal for relaxing and entertaining with outside lighting, external power sockets, side courtyard with power socket, cold water tap and timber storage shed. There is a timber summer house with power connected.



Summer House



A great space to unwind and enjoy the garden!
With power connected.



Double Garage

With twin up and over doors, power and light connected.

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Property Postcode

For location purposes the postcode of this property is:

Verified Material Information

Tenure: Freehold
Council tax band: E
Property construction: Brick with Tiled Roof
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Mains - Oil
Broadband: As stated by Ofcom,

Broadband type Highest available download speed
Highest available upload speed Availability
Standard 17 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 220 Mbps

Mobile coverage: As stated by Ofcom,
Indoor
Provider Voice Data
EE Likely Likely
Three Limited Limited
O2 Likely Limited
Vodafone Limited Limited

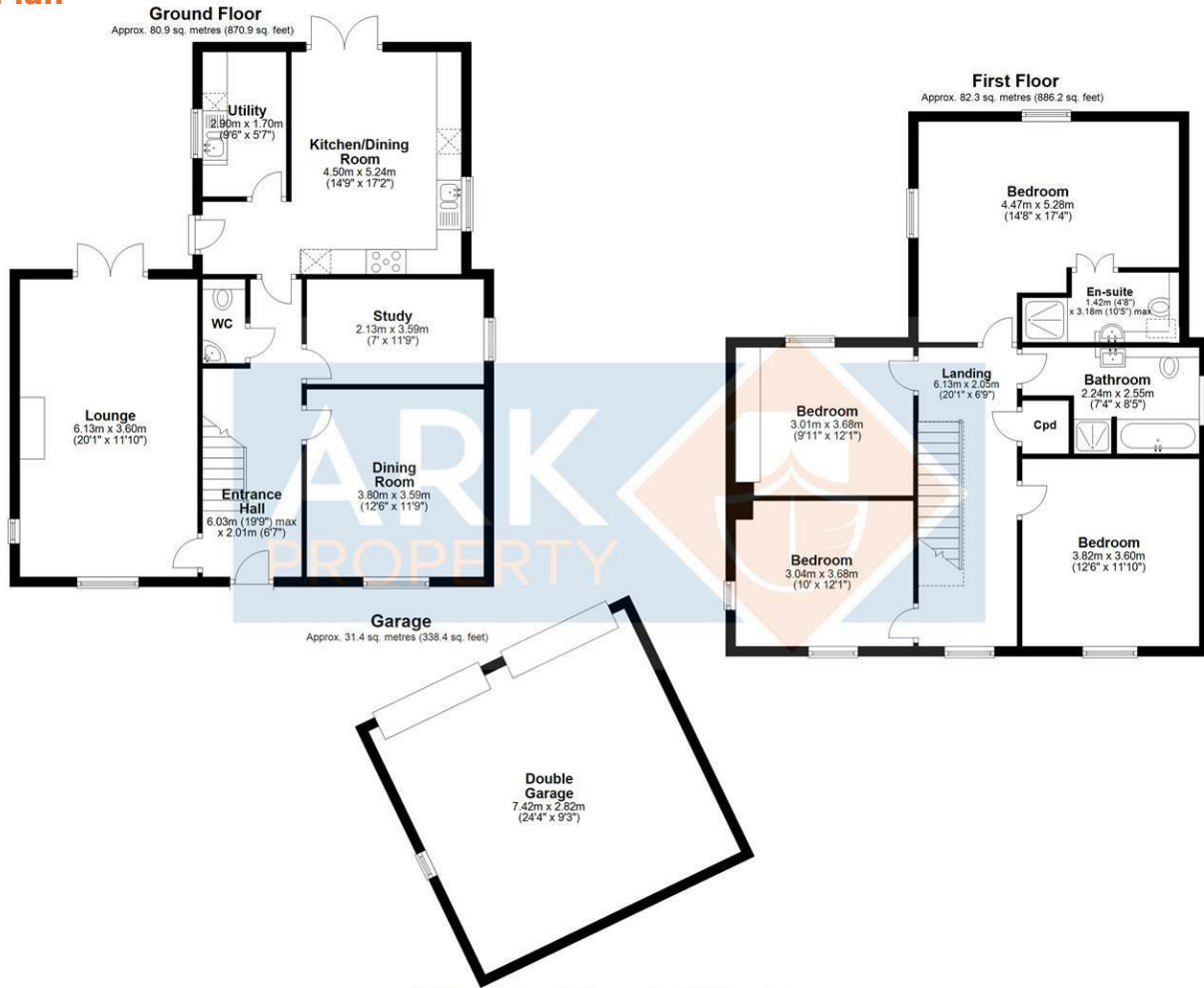
Outdoor
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Parking: Driveway and Double Garage
Building safety issues: None
Restrictions: Tree Preservation Order
Public right of way: None
Flood risk: Zone 3 - Environment Agency
Coastal erosion risk: None
Japanese Knotweed: No
Planning permission: N/A
Accessibility and adaptations: None
Coalfield or mining area: No
Energy Performance rating:

Viewing Arrangements

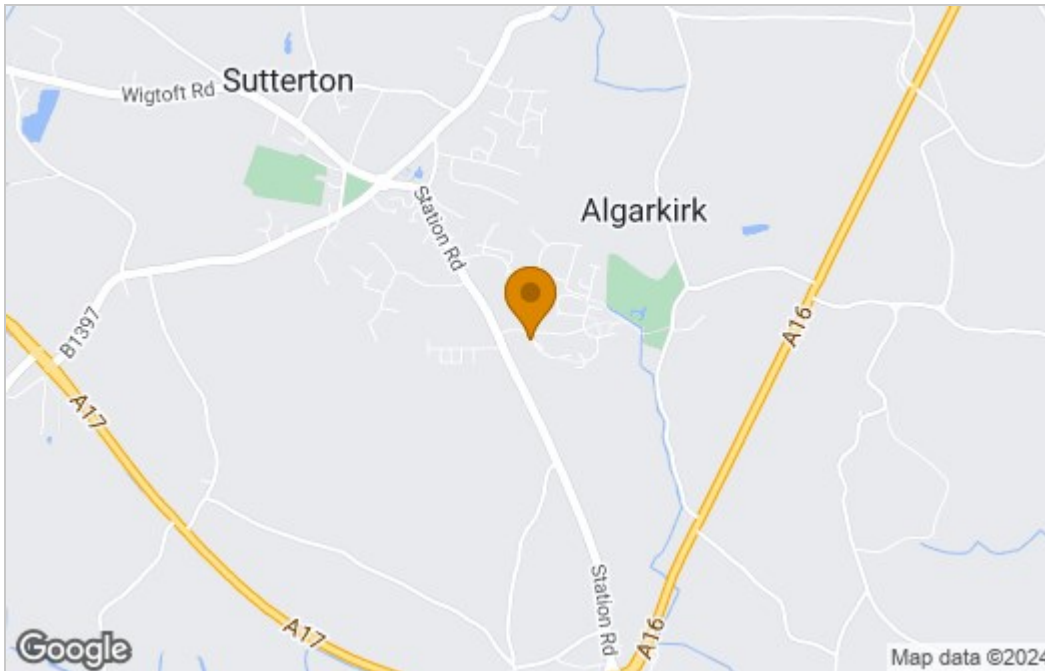
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan



Total area: approx. 194.7 sq. metres (2095.4 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

