



Honeysuckle House, Station Road, Sutterton, PE20 2JH

£180,000

- No Onward Chain
- Kitchen-Dining Area – Open and functional space for cooking and dining.
- South facing rear garden
- Low-Maintenance Garden – Enjoy outdoor space with minimal upkeep.
- Modern Character – Stylish home built in 2021 with contemporary features.
- Desirable Location – Situated in the charming village of Sutterton overlooking the Bell Mere Wildlife Area.
- Allocated Parking – Private parking spaces located at the rear.
- Contemporary Shower Room – Sleek and modern design for everyday convenience.

Advertised with no onward chain! Built in 2021, Honeysuckle House is a beautifully designed home that blends modern character with practical living. Featuring a stylish kitchen-dining area, a contemporary shower room, and a low-maintenance garden, this property is perfect for those seeking comfort and convenience. With allocated parking to the rear, this home offers a seamless balance of functionality and charm in a desirable location. Contact Ark to arrange your viewing.

Entrance Hall

Composite entrance door to front. LVT flooring. Wall mounted electric consumer unit. Skimmed ceiling. Radiator. Stairs to first floor.

Lounge 11'0" x 14'8" (3.36m x 4.48m)



UPVC window to front. Skimmed ceiling. Radiator. Under stairs storage cupboard. Carpeted.



Kitchen 14'10" x 8'3" (4.54m x 2.52m)



UPVC window to side. Skimmed ceiling with recessed spot lighting. Matching range of base and eye level units with roll edge work tops over. Composite sink unit with chrome mixer tap over. 4 ring induction hob with stainless steel extractor hood over. Integrated Bosch eye level oven and grill. Integrated fridge freezer. Integrated Neff dishwasher. Radiator. LVT flooring.



Dining Room 7'6" x 9'7" (2.30m x 2.93m)

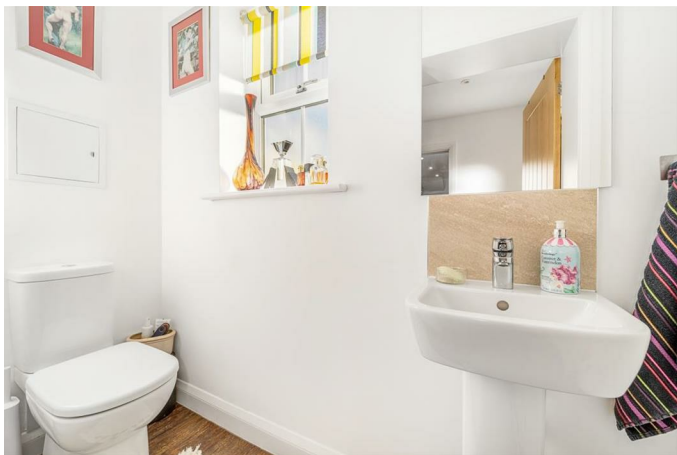
UPVC window to rear. Radiator. LVT flooring.

Utility Room 5'10" x 8'2" (1.78m x 2.51m)



Composite door to side. Skimmed ceiling with recessed spot lighting. LVT flooring. Fitted base units with work tops over. Space and plumbing for washing machine. Space for tumble dryer. Floor mounted oil central heating boiler.

Cloakroom



UPVC window to rear. Skimmed ceiling with recessed sport lighting. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over. Tiled splash back. Radiator. LVT flooring.

First Floor Landing

Radiator. Carpeted. Loft access. Skimmed ceiling.

Bedroom 1 9'8" x 15'7" (2.97m x 4.76m)



UPVC window to front. Skimmed ceiling. Radiator. Carpeted. Built in over stairs wardrobe.

Bedroom 2 8'9" 11'0" (2.69m 3.37m)



UPVC window to rear. Skimmed ceiling. Radiator. Carpeted.

Bedroom 3 7'6" x 8'2" (2.30m x 2.51m)

UPVC window to rear. Skimmed ceiling. Radiator. Carpeted.

Bathroom



UPVC window to side. Skimmed ceiling, Recessed spot lighting. Extractor fan. LVT flooring. Shaver point. Chrome wall mounted heated towel rail. Fitted walk in oversize shower enclosure with glass sliding door with thermostatic Mira shower. Close couple toilet with push button flush. Pedestal wash hand basin with chrome mixer tap. Tiled splash back.



Outside



Front: Pathway leading to front door. Lawn area. Rear: Enclosed by timber fencing. Hard landscaped with paved seating area. Gravel area. Rear gate

leading to the 2 allocated parking spaces for the property. 1000ltr oil storage tank for central heating.

Property Postcode

For location purposes the postcode of this property is: PE20 2JH

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: Annual service charge £563.60
Belvoir

Property construction: Brick built

Electricity supply: Utilita

Solar Panels: Yes

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Oil central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is None over Voice and Data. O2 is Limited over Voice and Data. Vodafone is None over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Allocated parking to the rear of the property.

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to the District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B89

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.

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.

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

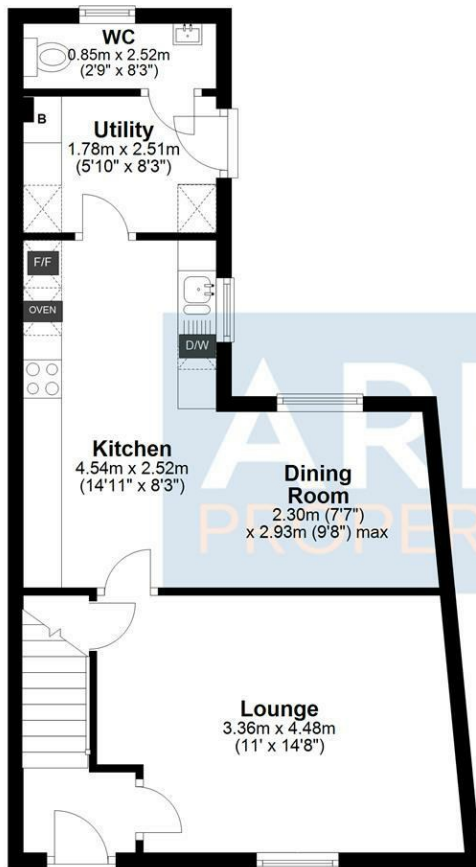
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.



Floor Plan

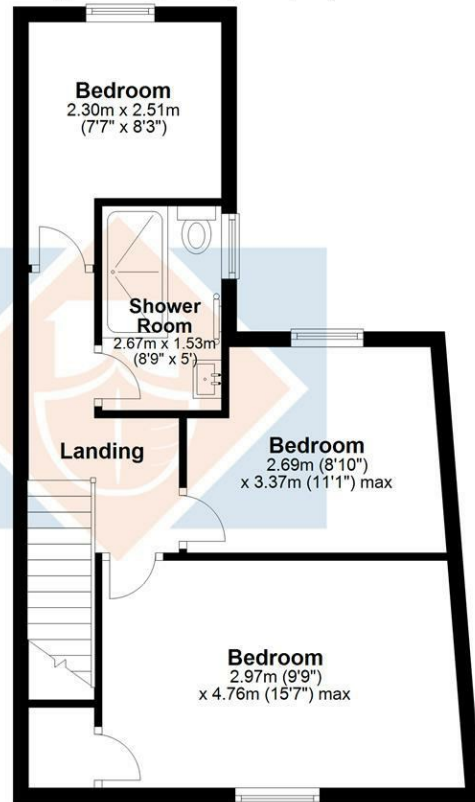
Ground Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



First Floor

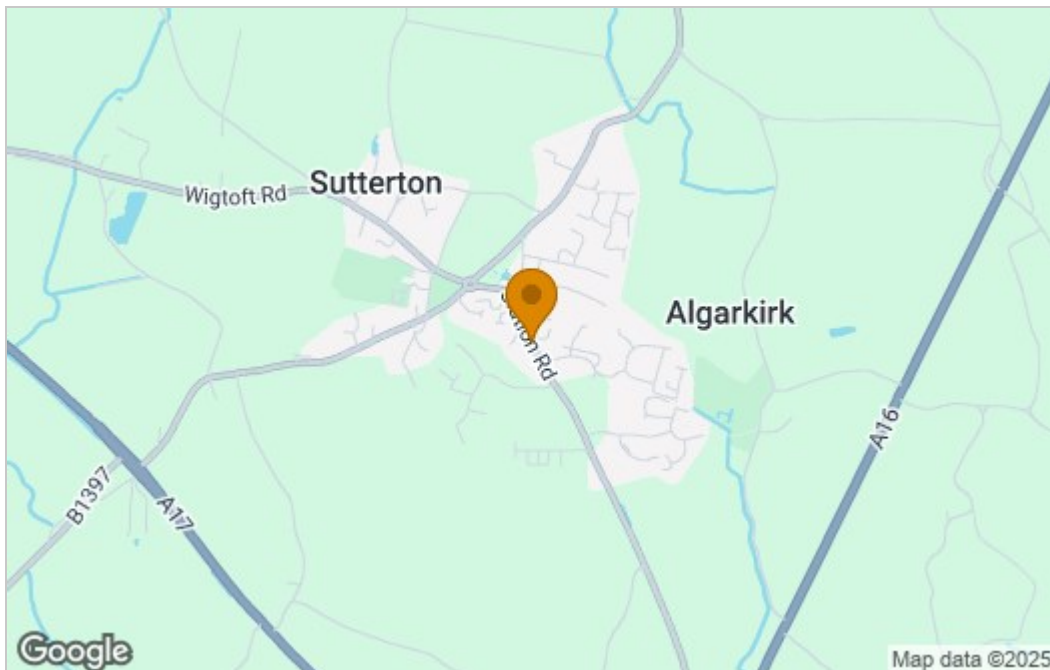
Approx. 42.1 sq. metres (453.4 sq. feet)



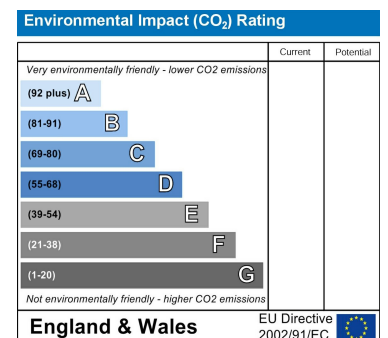
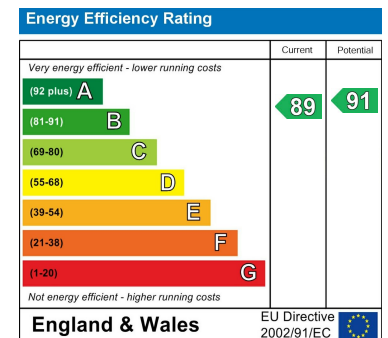
Total area: approx. 86.5 sq. metres (931.1 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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>

