



BRADLEY JAMES

ESTATE AGENTS



## 17 Monarchs Road, Sutterton, Boston, PE20 2HJ

Asking price £435,000

- No chain
- Hi spec interior
- Lounge with underfloor heating and log burner
- Study and utility room
- Two en-suites
- Extended to the rear
- Open plan integrated kitchen diner with vaulted ceiling and bi fold doors
- Extended garden room
- Walking distance to local thatched pub, shop and fish and chip shop
- Hi spec bathroom

# 17 Monarchs Road, Boston PE20 2HJ

Bradley James welcomes you to Monarchs Road in the charming village of Sutterton. Offered with NO CHAIN this EXTENDED detached family home boast's premium fixtures and fitting inside and out.

This exceptional detached house is a true masterpiece of modern living. Built in 2004, this property spans an impressive 2,100 square feet and is finished to a high specification, making it a standout choice for families seeking both comfort and style.

As you step inside, you are welcomed by a spacious entrance hall featuring a striking glass balustrade staircase, setting a sophisticated tone for the rest of the home. The heart of the house is undoubtedly the beautiful integrated kitchen diner, which boasts a vaulted ceiling and bi-fold doors that seamlessly connect the indoor and outdoor spaces. The open-plan lounge is perfect for relaxation, complete with underfloor heating, a log burner, and an extended garden room that invites natural light.

The ground floor also includes a study, cloakroom, and utility room, providing ample space for everyday living. Ascending to the first floor, you will find five well-appointed bedrooms, two of which benefit from en-suite facilities, alongside a luxurious family bathroom.

Outside, the property is equally impressive, featuring beautifully landscaped gardens both front and back. The driveway is designed for convenience, offering parking for up to five vehicles, complete with lockable gates a brick wall and a double garage. The private rear garden is a tranquil retreat, enhanced by an upgraded patio seating area, perfect for entertaining or enjoying quiet evenings.

Located within walking distance to Sutterton's amenities, including a local shop, church, thatched pub, and a delightful fish and chip shop, this home also benefits from excellent road links to the A16, connecting you to Norfolk, Lincoln, and Spalding. Offered with no chain, this property is a true gem that must be viewed to be fully appreciated.



Council Tax Band: E



## Entrance Hall

Composite obscured double glazed front door into the entrance hall which has modern stairs going to the first floor accommodation, the stairs have an inset glass balustrade, tiled floor, radiator, power points, skimmed and coved ceiling with inset spotlights and storage cupboard with fuse box.

## Downstairs Cloakroom

In-frame UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps over and modern storage cupboard beneath, wall mounted mirror with inset LED lighting, tiled splashback, tiled floor, skimmed ceiling with inset spotlights and underfloor heating.

## Lounge

23'3 x 22'3

Two in-frame UPVC double glazed windows to the front, tiled floor with underfloor heating, radiators, zonal heating control, log burner, power points, TV points, skimmed ceiling with inset spotlights and a block archway through to the extended triple aspect garden room.

## Garden Room

22'6 x 8'7

UPVC double glazed sliding patio doors to the rear, a full length floor to ceiling double glazed window with tilt mechanism and fully opening mechanism with inset blinds, UPVC double glazed windows to the rear with remote controlled electric roller blinds, two double glazed windows in the ceiling, vaulted skimmed ceiling with inset spotlights, wall mounted vertical radiator, tiled floor with underfloor heating, zone control heating system and power points.

## Kitchen Diner

22'4 x 12'5

Double aspect with an in-frame UPVC double glazed window to the front, in-frame UPVC double glazed window to the rear, UPVC bi-fold doors to the rear with inset blinds, base and eye level units with Quartz work surface over, sink and drainer with mixer taps over, integrated Neff hide and slide, integrated Neff convection oven and microwave, integrated Neff induction hob, integrated Neff extractor fan with inset LED lighting, integrated dishwasher, integrated full length fridge and integrated full length freezer, integrated wine cooler, breakfast bar, tiled floor with underfloor heating, radiator, power points, vaulted ceiling in the dining area with skimmed and coved ceiling, inset spotlights and TV points, some power points with USB charging.

## Utility Room

7'7 x 6'4

Composite double glazed stable door to the side, base units with solid wood work surface over, space and plumbing for washing machine, Belfast sink with mixer taps over, tiled splashback, tiled floor with underfloor heating and skimmed and coved ceiling with inset spotlights.

## Study

12'0 x 7'4

Two in-frame UPVC double glazed windows to the front, radiator, built in home office furniture with storage and worktop, built-in storage drawers, built-in cupboards, tiled floor, power points and skimmed and coved ceiling with inset spotlights.

## Landing

Modern glass balustrade staircase, power points, radiator, skimmed and coved ceiling with inset spotlights, loft hatch, airing cupboard with shelving and hot water tank.

## Bedroom 1

13'0 x 12'2

In-frame UPVC double glazed window to the rear, radiator, power points, TV point, built-in triple wardrobe with shelving and hanging space, skimmed and coved ceiling with inset spotlights and a bi-fold door leading to the en-suite. (Measurements do not include the built-in wardrobes).

## En-suite Shower Room

In-frame UPVC obscured double glazed window to the side, separate shower cubicle with a Aqualisa built in mixer shower with a fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over and storage drawer beneath, wall mounted mirror with inset LED lights, WC with push button flush, fully tiled walls, tiled floor with underfloor heating, wall mounted heated towel rail and skimmed ceiling with inset spotlights.

## Bedroom 2

12'2 x 10'3

Two in-frame UPVC double glazed windows to the front overlooking the green, radiator, power points, skimmed and coved ceiling, built-in single wardrobe and a door to the second en-suite.

## Bedroom 2 En-suite

In-frame UPVC obscured double glazed window to the side, double shower cubicle which is fully tiled with a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer tap over and storage cupboards beneath, wall mounted mirror with inset LED lighting and digital clock, WC with push button flush, wall mounted heated towel rail, tiled splashback, extractor fan, tiled floor and skimmed ceiling with inset spotlights.

## Bedroom 3

12'1 x 9'7

In-frame UPVC double glazed window to the rear, radiator, power points and skimmed and coved ceiling with inset spotlights.

## Bedroom 4

12'0 x 8'0

Two in-frame UPVC double glazed windows to the front, built in wardrobes with shelving and hanging space, radiator, power point and skimmed and coved ceiling with inset spotlights. (The measurements do not include into the wardrobes).

## Bedroom 5

9'2 x 8'3

In-frame UPVC double glazed window to the rear, radiator, power points and skimmed and coved ceiling with inset spotlights.

## Family Bathroom

In-frame UPVC obscured double glazed window to the front, freestanding roll top bath with side mounted mixer taps over with a mixer tap handheld showerhead over, vanity wash hand basin with mixer taps over and a classically styled storage cupboard beneath, WC with push button flush, wall mounted heated towel rail, tiled floor with underfloor heating, two RAK Ceramics LED lit and anti-de mist wall mounted mirrors, skimmed ceiling with inset spotlights and extractor fan.

## Outside

The property has been beautifully landscaped and well maintained, there is a block paved path leading to the front door with storm porch and inset spotlights, a curved brick wall with bespoke lockable metal gates that open up to the block paved off-road parking for four to five vehicles which is immaculately presented and this leads to the detached double garage. There is side gated access leading to the beautifully well maintained landscaped rear garden which is enclosed by part brick wall and panel fencing, there's an upgraded extended patio seating area spanning across the rear of the property, the rest is laid to lawn with a raised flower bed, outside lights and outside tap.

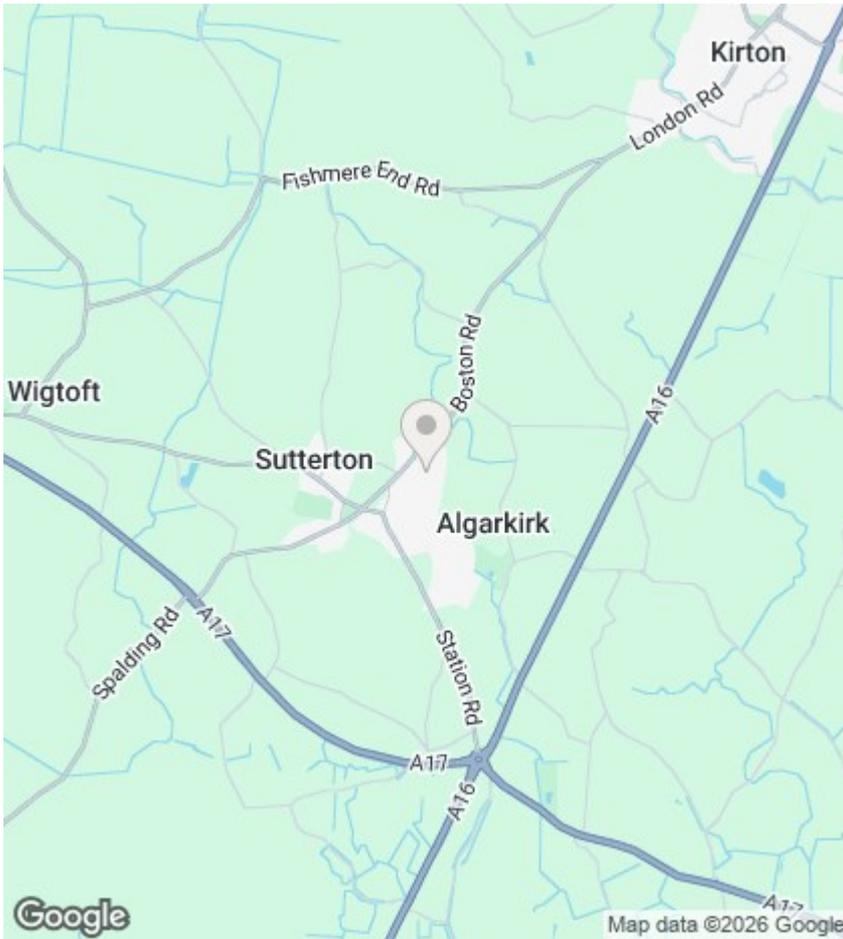
## Double Garage

18'7 x 17'1

Remote controlled electric roller door, door to the side, electric heater, space and point for tumble dryer, there is still space for a tumble dryer and space to park two cars, power points, storage in the loft and separate fuse box.







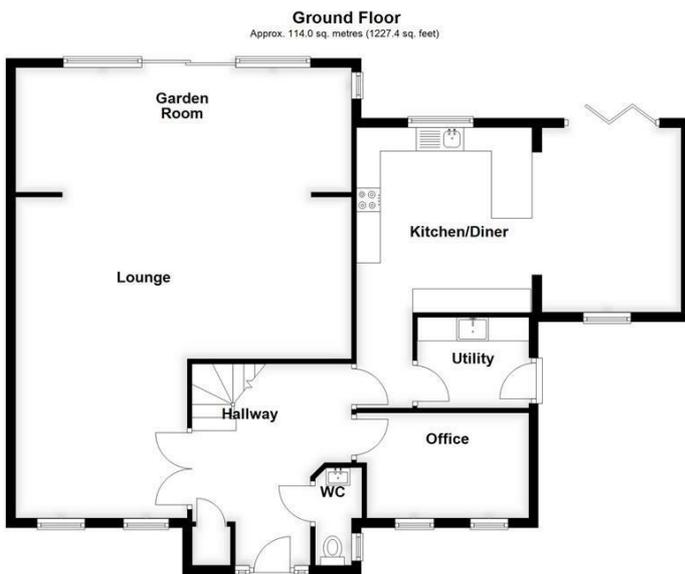
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	<b>73</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 195.0 sq. metres (2098.6 sq. feet)