



Barrford Lodge, St Mary's Drive, Sutterton, Boston, PE20 2LU



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Freehold

£260,000



Key Features

- Detached three bedroom bungalow
- Lounge & conservatory
- Dining kitchen & utility
- Cloakroom & bathroom with separate shower
- Driveway & garage
- Enclosed rear garden
- Plot approx. 0.19 acre (STS)
- EPC rating C – NO CHAIN





A detached bungalow on a good sized corner plot set on the outskirts of the popular village of Sutterton. Having over 1,100 square feet of accommodation comprising: entrance hall, lounge, dining kitchen, utility, cloakroom, conservatory, three bedrooms and bathroom with separate shower. Outside the property has a lawned front garden, a driveway providing off-road parking, a garage and an enclosed rear garden. The property benefits from oil fired central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, dado rail, smoke alarm, telephone connection point and built-in cupboard.

LOUNGE

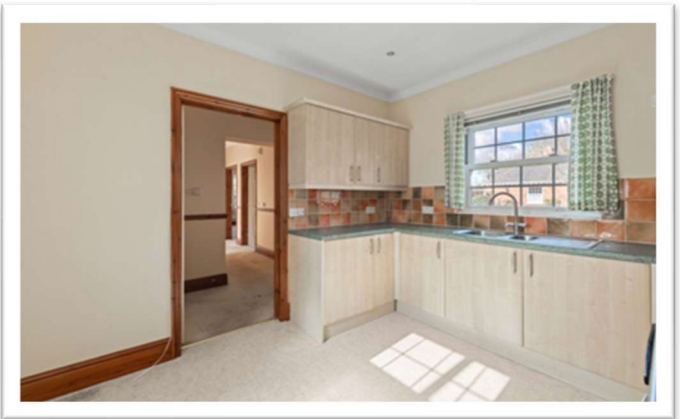
5.23m x 3.83m (17'2" x 12'7")

Having windows to front & side elevations, coved ceiling, two radiators, dado rail, telephone & television aerial connection points.

KITCHEN

3.57m x 2.97m (11'8" x 9'8")

Having window to front elevation, further window to rear elevation overlooking the conservatory, coved ceiling with inset ceiling spotlights and radiator. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with inset electric hob, integrated electric oven, cupboard & drawers under, cupboards & concealed cooker hood over. Further work surface return with cupboards under, cupboards over.



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UTILITY

2.39m x 1.62m (7'10" x 5'4")

Having coved ceiling, extractor, work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine and further appliance space under, cupboards over. Door to the conservatory and further door to the:

CLOAKROOM

Having window to front elevation, radiator, close coupled WC and hand basin.

CONSERVATORY

6.32m x 2.26m (20'8" x 7'5")

Of sealed unit double glazed uPVC frame construction on brick walls with safety glass roof & fitted blinds and having french doors to rear garden.

BEDROOM ONE

4.14m x 4.03m (13'7" x 13'2")

Having windows to side & rear elevations, coved ceiling and radiator.

BEDROOM TWO

3.79m x 2.7m (12'5" x 8'11")

Having window to side elevation, coved ceiling and radiator.

BEDROOM THREE

2.71m x 2.71m (8'11" x 8'11")

Having window to rear elevation

BATHROOM

2.69m x 2.06m (8'10" x 6'10")

Having window to rear elevation, coved ceiling, radiator, tiled walls, tile effect flooring, extractor and shaver point. Fitted with a suite comprising: shower enclosure with mixer shower fitting, panelled bath, close coupled WC and pedestal hand basin.





EXTERIOR

The front of the property there is a lawned garden enclosed by wrought iron railings. A pair of wrought iron gates open to a block paved driveway which provides off-road parking leading to the:

GARAGE

Having up-and-over door, light and power.

REAR GARDEN

Being enclosed and laid to lawn with a paved patio and having a garden shed & greenhouse.

THE PLOT

The property occupies a plot of approximately 0.19 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band C.



VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.



Floorplan



Total area: approx. 110.9 sq. metres (1193.4 sq. feet)



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