

FAIRWEATHER
ESTATE AGENTS

Spalding Road, Sutterton PE20 2ET

£280,000

Occupying a particularly convenient position within the sought-after village of Sutterton, this three-bedroom home has been tastefully modernised over the last two years to create a property with genuine character, warmth and broad appeal. The carefully chosen interiors feature a palette of rich, warm tones, complemented by recently fitted engineered oak flooring throughout the ground floor, creating an inviting and comfortable atmosphere which perfectly suits the character of the property.

Behind its traditional appearance, the cottage offers some particularly impressive modern benefits too. Air-source heating, ground-floor underfloor heating and 18 solar panels, installed by A Shade Greener in July 2012, combine to provide excellent energy efficiency for a property of this age. Recent improvements have also included a beautiful new kitchen finished in a sophisticated dark sage green with solid wooden worktops and a new roof to the conservatory.

For buyers seeking the charm and individuality of an older home without sacrificing modern comfort and efficiency, this should be particularly appealing. The combination of three bedrooms, generous living space, stylish interiors, air-source heating, underfloor heating, solar panels, extensive parking and a separate home office makes this a character cottage with considerably more to offer than first appearances might suggest.

Sutterton offers an appealing combination of village character and excellent everyday convenience, with amenities including a village store, restaurant, primary school, GP surgery, veterinary practice and fish and chip shop. The village is also well placed for access to Boston and Spalding and the surrounding Lincolnshire road network, especially the A16, A17 and A52.

Council Tax Band – C

EPC – C















Entrance Hall – 2.70m x 2.48m (8'10" x 8'2") – A composite entrance door opens into the welcoming hallway, with engineered oak flooring and underfloor heating. Staircase rising to the first-floor accommodation and UPVC double-glazed window overlooking the rear aspect.

Lounge/Dining Room – 7.97m x 3.59m (26'2" x 11'9") – A particularly generous main reception room providing a wonderful heart to the home, with ample space for both comfortable seating and a substantial dining table. Double-glazed windows overlook the front aspect, while the engineered oak flooring and underfloor heating continue seamlessly through the room, adding to the warm and cohesive feel of the ground-floor accommodation.

Kitchen – 5.33m x 2.68m (17'6" x 8'10") – Beautifully refitted within the last two years with a stylish dark sage green shaker-style kitchen complemented by solid oak worktops and an extensive range of drawer, cupboard and eye-level storage. Integrated appliances include a fridge freezer, microwave, fan oven and electric hob, together with a wine cooler. A ceramic Belfast sink with mixer tap provides an attractive focal point, with space and plumbing beneath for a washing machine. Engineered oak flooring with underfloor heating and LED ceiling spotlights complete the room.

Garden Room – 4.57m x 3.48m (15'0" x 11'5") – A substantial and highly versatile additional reception space enjoying views over the garden and fitted with a Thermo-Tech insulated conservatory roof system incorporating extra-thick polycarbonate, designed to help maintain a more comfortable ambient temperature throughout the year. A range of opening windows overlook the side and rear aspects, with French doors opening directly onto the garden and a separate side entrance door.

First Floor Landing – With doors arranged off to the three bedrooms and family bathroom.

Bedroom One – 3.95m x 3.65m (13'0" x 12'0") – A well-proportioned double bedroom with double-glazed window to the front aspect, fitted blinds and radiator.

Bedroom Two – 3.96m x 3.65m (13'0" x 12'0") – A further generous double bedroom with double-glazed window to the front aspect and radiator.

Bedroom Three – 3.97m x 1.75m (13'0" x 5'9") – With double-glazed window to the front aspect, fitted blinds and radiator, offering flexibility as a single bedroom, nursery or study if preferred.

Bathroom – 2.70m x 2.62m (8'10" x 8'7") – An attractive and generously proportioned bathroom with double-glazed window to the side aspect, tiled flooring and four-piece suite comprising freestanding bath, separate shower enclosure, low-flush WC and built-in wash basin with storage cupboard beneath. Heated towel rail.

Outside The property enjoys an unusually generous amount of off-road parking, with an extensive gravel driveway to the side providing space for several vehicles. Double gates open onto a further section of paved driveway, providing additional secure parking if required or, alternatively, an excellent extension to the outdoor seating and entertaining space.

Immediately beyond the garden room is a paved patio with timber pergola above, creating an attractive sheltered seating area. The front and side gardens have been laid with artificial lawn for ease of maintenance, while the rear garden is predominantly laid to natural lawn. A timber garden shed and summerhouse are both included within the sale.

The Garage has been divided internally to provide useful storage together with a separate home office/utility space, creating an excellent facility for anyone working from home. **Office – 3.10m x 2.60m (10'2" x 8'6")** – A dedicated home-working space positioned to the rear of the outbuilding and offering considerable flexibility for use as an office, hobby room or utility area. **Storage – 2.60m x 1.46m (8'6" x 4'10")** – The original garage door remains in place, with the front section retained as useful storage.

** 25 year lease on the 18 solar panels installed in July 2012, have approx. 11 years left with A Shade Greener.



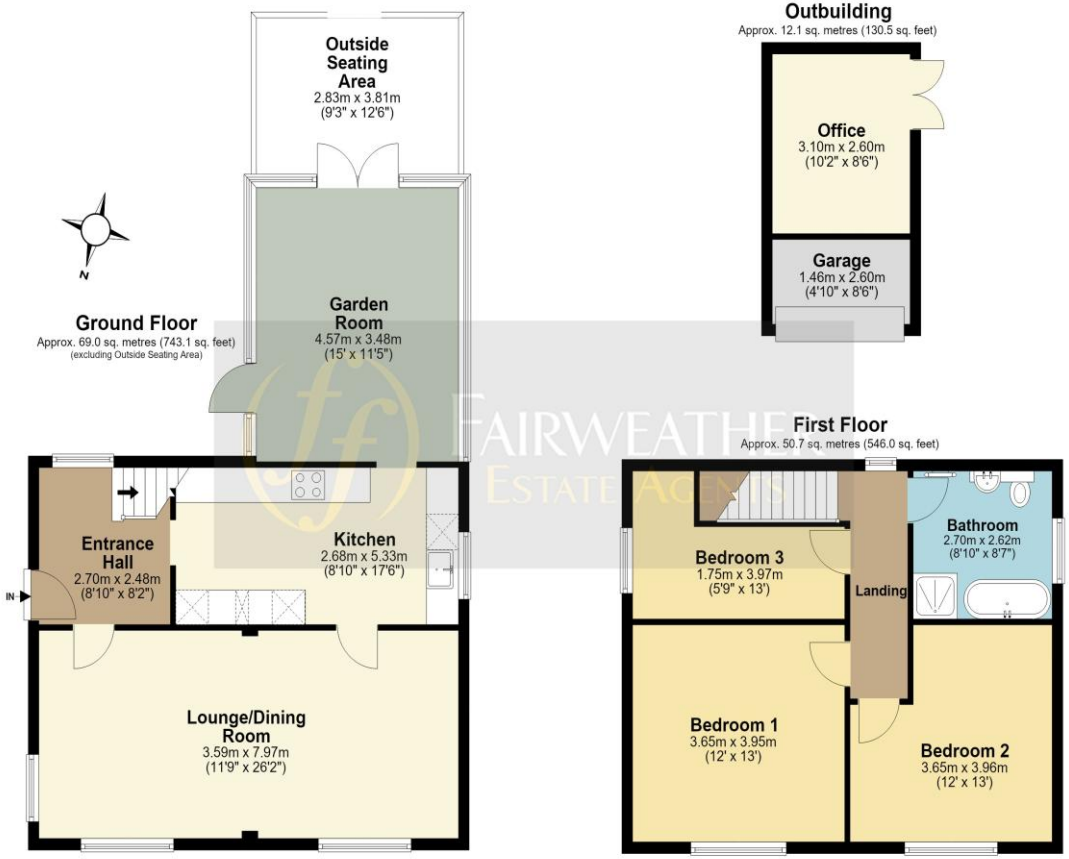












Total area: approx. 131.9 sq. metres (1419.6 sq. feet)

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