



10 Glebe Way

Sutterton, Boston

A beautifully presented detached bungalow set on a generous plot in a sought-after village, overlooking a green area to the front.

The spacious and versatile accommodation includes an inviting entrance hall, stylish re-fitted cloakroom, a welcoming lounge with multi-fuel burner, separate dining room, light-filled conservatory, re-fitted kitchen, three double bedrooms and a modern re-fitted bathroom.

Outside, the property enjoys a neat lawned frontage, a driveway offering ample off-road parking, a garage and a private enclosed rear garden, ideal for family living or entertaining. Further benefits include oil-fired central heating and double glazing throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ACCOMMODATION

Part glazed entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, smoke alarm, two built-in double cupboards and access to roof space.

CLOAKROOM

Having window to side elevation, radiator, tiled walls and tiled floor. Re-fitted with a suite comprising: hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

LOUNGE

8' 11" x 11' 9" (2.72m x 3.57m)

Having bow window to front elevation, further window to side elevation, coved ceiling, two radiators and fireplace with tiled hearth, inset multi-fuel burner and wooden surround. Archway to the:

DINING ROOM

11' 0" x 10' 10" (3.36m x 3.29m)

Having coved ceiling and radiator. French doors with side screens through to the:



CONSERVATORY

12' 3" x 9' 1" (3.74m x 2.77m)

Of sealed unit double glazed uPVC frame construction on brick walls with glazed roof. Having french doors to garden, radiator and tiled floor.

KITCHEN

12' 8" x 11' 8" (3.87m x 3.55m)

(max) Having window & part glazed door to rear elevation, coved ceiling, radiator and luxury vinyl flooring. Re-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, integrated dishwasher, space & plumbing for automatic washing machine under. Work surface return with space for electric oven, cupboards & drawers under, cupboards & stainless steel extractor over. Further work surface return with cupboards under, cupboards & glazed display unit over.



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BEDROOM ONE

12' 10" x 10' 6" (3.90m x 3.19m)

Having window to rear elevation, coved ceiling and radiator.

BEDROOM TWO

13' 9" x 9' 0" (4.19m x 2.75m)

Having window to front elevation, coved ceiling and radiator.

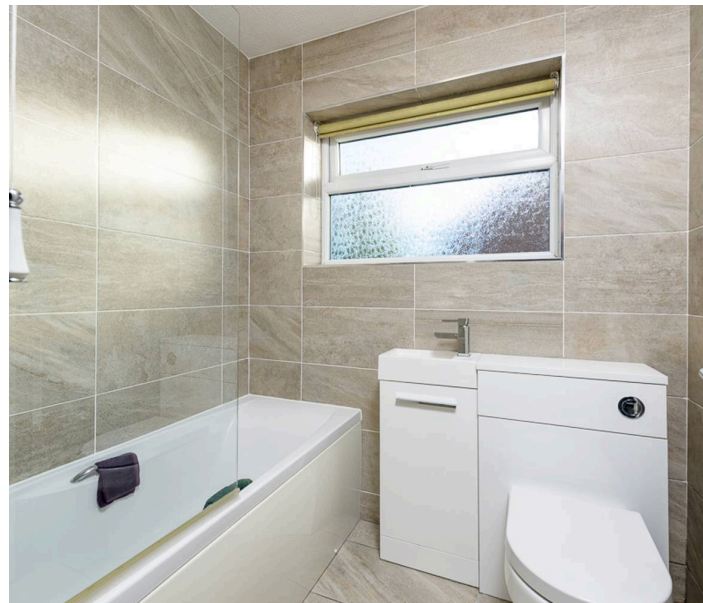
BEDROOM THREE

10' 10" x 8' 11" (3.31m x 2.73m)

Having window to front elevation, coved ceiling and radiator.

BATHROOM

Having window to side elevation, heated towel rail, tiled walls and tiled floor. Re-fitted with a suite comprising: panelled bath with shower fitting over, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



EXTERIOR

To the front of the property there is a shaped lawn with gravelled areas. A driveway provides off-road parking and leads to the:

GARAGE

Having up-and-over door, window to rear, door to garden, light, power and oil fired boiler providing for both domestic hot water & heating.

REAR GARDEN

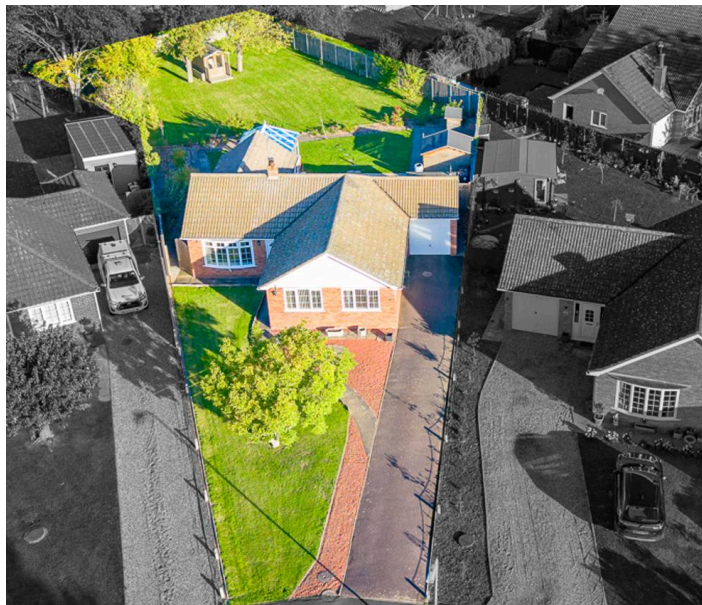
Being enclosed and having a large lawned garden, paved patio & footpaths, various fruit trees, summerhouse, garden shed, timber store, oil storage tank and outside tap.

THE PLOT

The property occupies a plot of approximately 0.23 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.



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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.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



 **NEWTON FALLOWELL**



Total area: approx. 113.4 sq. metres (1220.7 sq. feet)

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