



10 Sherridans Way  
Suttonton, Boston, PE20 2DY

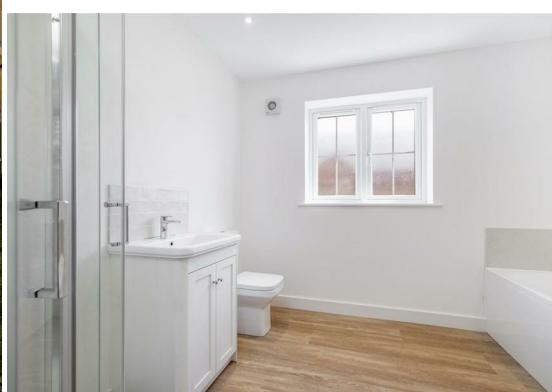
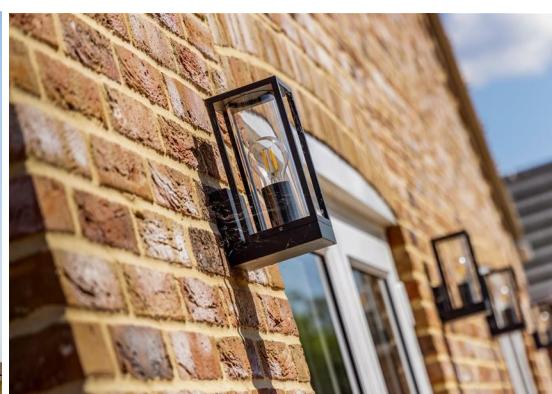
**Asking Price £365,000**



## 10 Sherridans Way

Sutterton, Boston, PE20 2DY

A BRAND NEW, luxury three-bedroom bungalow with modern heating making an extremely efficient low cost home on the edge of Sutterton, in a private quiet small development NO CHAIN. This wonderful new build has three double bedrooms, two bathrooms - one being ensuite. A stunning open plan kitchen diner (with an island) family/reception room which has high ceilings and leads to the garden through patio doors. The bungalow has underfloor heating and air sourced heat pump which makes this eco home cheap to run. This exciting new build comes with a garage and parking spaces as well as a lawned fenced in garden in this very exclusive small development Sutterton lies approximately six miles south-west of Boston and has a post office/general store, a popular pub, fish-and-chip shop, garden centre, doctors' surgery, and a village hall. Please call Bruce Mather Estate Agents on 01205365032 to arrange a viewing on this handsome well built bungalow.

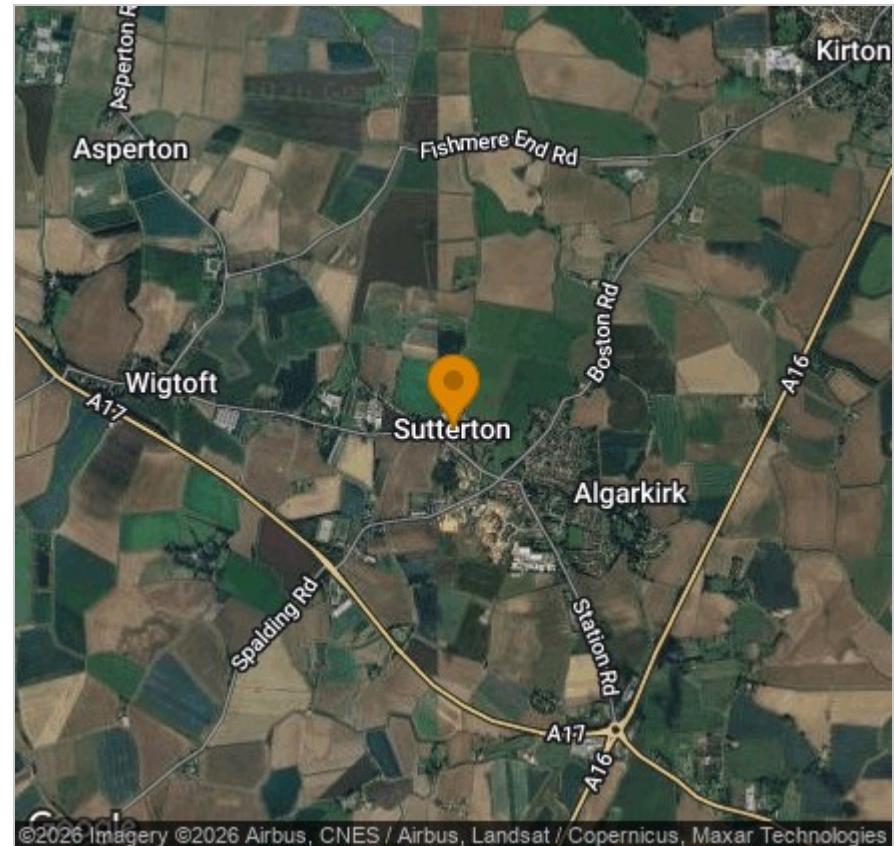




## Floor Plan



## Area Map



## Viewing

Please contact our Boston Residential Office on 01205 365032  
if you wish to arrange a viewing appointment for this property or require further information.

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, Lincs, PE21 6QW  
Tel: 01205 365032 Email: sales@brucemather.co.uk [www.brucemather.co.uk](http://www.brucemather.co.uk)

