



Upalong, Green Lane

Sutterton, Boston

Situated in the popular and well-connected village of Sutterton, this detached bungalow enjoys an enviable position overlooking an open field to the rear and Bell Mere Conservation area to the front. Sutterton offers a good range of everyday amenities including a village shop and Post Office, primary school, pub, fish and chip shop and GP surgery, while the A16/A17 provide excellent road links to Boston, Spalding and beyond.

The well-planned accommodation comprises entrance porch, entrance hall, comfortable lounge with wood burner, fitted kitchen, side entrance/utility room, two double bedrooms and a shower room.

Outside, the property benefits from off-road parking to the front, garage and an enclosed rear garden with summerhouse, enjoying the attractive open outlook.

Energy efficiency is well catered for with an air source heat pump, double glazing and solar panels with battery storage.

NO CHAIN.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B





ACCOMMODATION

Part glazed front entrance door with side screen through to the:

PORCH

Having double doors through to the:

ENTRANCE HALL

Having radiator, wood effect flooring, built-in cupboard and access to roof space.

LOUNGE

16' 11" x 11' 1" (5.16m x 3.39m)

Having windows to front & side elevations, two radiators, wood effect flooring and fireplace with tiled hearth and inset wood burner.



KITCHEN

10' 4" x 9' 1" (3.16m x 2.76m)

Having window to rear elevation, inset ceiling spotlights, radiator and tiled floor. 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 & drawers under, cupboard over. Work surface return with inset gas hob, cupboards & drawers under, cupboards & concealed extractor over, tall unit to side housing integrated electric oven with cupboards under & over. Further work surface return with cupboards & drawers under, cupboards over and space for upright fridge/freezer to side.

SIDE ENTRANCE UTILITY

6' 0" x 4' 0" (1.82m x 1.23m)

Having door to front elevation, windows to side & rear elevations.



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BEDROOM ONE

13' 3" x 10' 1" (4.05m x 3.08m)

Having window to rear elevation, radiator and wood effect flooring.

BEDROOM TWO

10' 6" x 10' 1" (3.20m x 3.08m)

Having window to front elevation, radiator and wood effect flooring.

SHOWER ROOM

6' 5" x 6' 1" (1.95m x 1.85m)

Having window to rear elevation, radiator, tiled floor, part tiled walls, fully tiled shower enclosure with mixer shower fitting, WC with concealed cistern and drawers to side and hand basin inset to vanity unit with cupboard under.



EXTERIOR

To the front of the property there is a gravelled area providing off-road parking leading to the:

GARAGE

17' 9" x 8' 4" (5.42m x 2.54m)

Having up-and-over door. There is a covered area to the front of the garage with an open-fronted store and further store.

REAR GARDEN

Being enclosed and laid to lawn with a summerhouse and greenhouse.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving radiators and the property is double glazed. The current council tax is band B. The property also has solar panels with battery storage.



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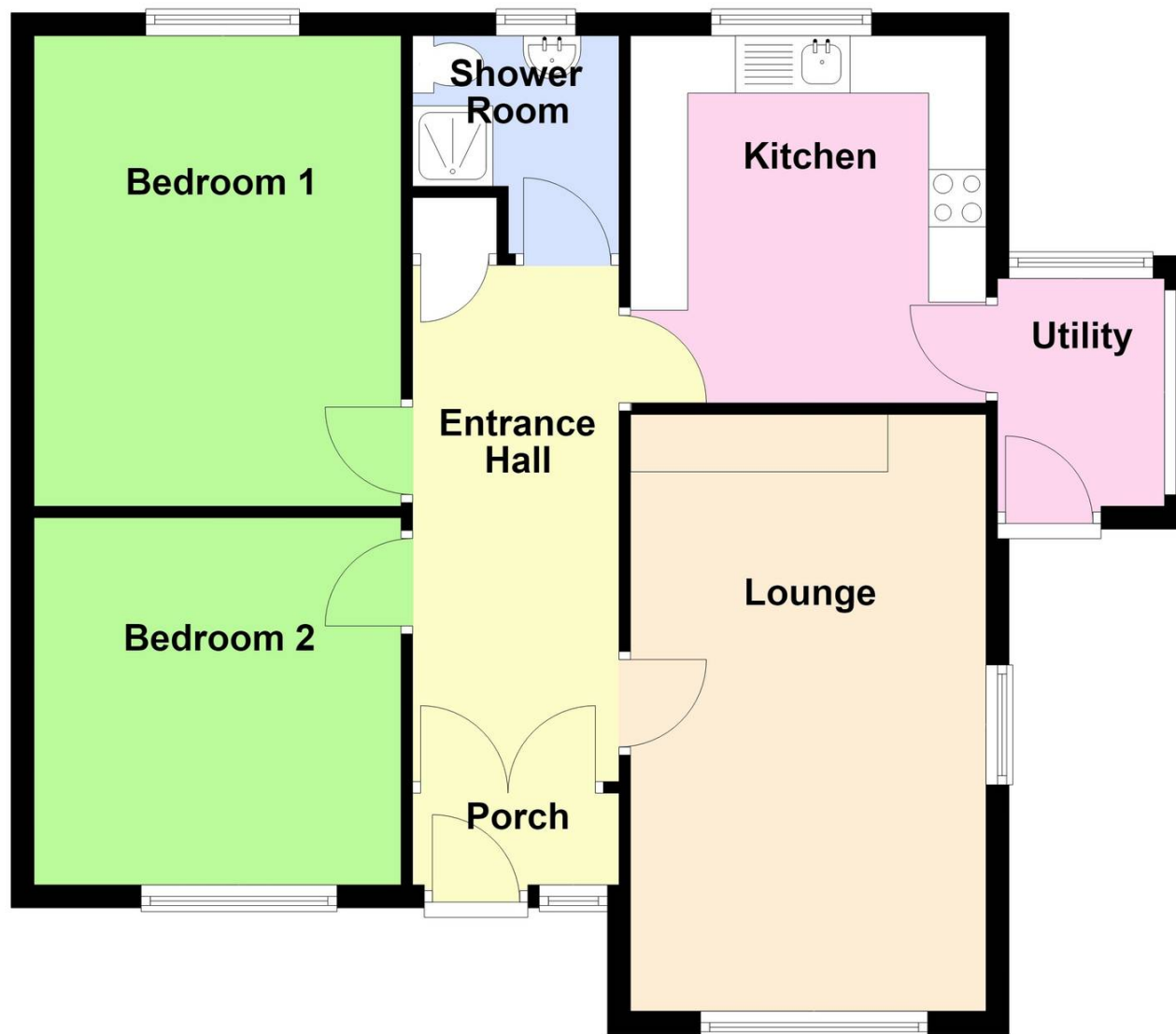
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Total area: approx. 67.9 sq. metres (731.1 sq. feet)

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