



BRADLEY JAMES

ESTATE AGENTS



21 Cranmer Road, Sutterton, Boston, PE20 2DT

Asking price £197,500

- Three bedrooms
- Single garage and EV charger
- Lounge diner
- Cloakroom
- Walking distance to local amenities
- Off road parking for three cars
- Views to the front
- Kitchen diner
- Dog walks on your doorstep
- Great road links

# 21 Cranmer Road, Boston PE20 2DT

Bradley James Estate Agents welcomes you to Cranmer Road in Sutterton. This modern semi-detached house, built in 2023, offers a perfect blend of contemporary living and charming village life. As you approach the property, you will be greeted by an aesthetic property that boasts delightful views over the green, providing a picturesque setting for your new home.

Upon entering, you will find a spacious entrance hall that leads to a welcoming lounge diner, where the scenic views continue to enhance the atmosphere. The open-plan kitchen diner is designed for both functionality and style, featuring a cloakroom and French doors that open out to the rear garden, perfect for entertaining or enjoying a quiet evening outdoors.

The first floor comprises three well-proportioned bedrooms, with the master bedroom benefiting from lovely views from both windows. A modern bathroom completes this floor, ensuring comfort and convenience for all residents.

The property also features off-road parking for up to three vehicles, thanks to an extension by the current owner, which includes a single garage and an electric vehicle charger, making it an ideal choice for modern living.

Sutterton is a vibrant village with a range of amenities within walking distance, including a charming duck pond, a playing green, a children's nursery, a local shop, a fish and chip shop, and a traditional thatched pub. Additionally, excellent road links provide easy access to nearby towns such as Boston, Peterborough, Norfolk, and Lincoln.

This property is not to be missed, offering a wonderful opportunity for those seeking a spacious and modern home in a friendly community.

Currently there are no management charges to pay as the development is still being built.



Council Tax Band: B



### Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points and skimmed ceiling.

### Lounge Diner

16'2 x 10'0

UPVC double glazed window to the front overlooking the green, radiator, power points, telephone point, TV point, under stairs storage cupboard and skimmed ceiling.

### Kitchen

13'5 x 10'8

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a electric hob and extractor over, space and point for fridge freezer, space and plumbing for washing machine, radiator, power points and skimmed ceiling.

### Cloakroom

WC with push button flush, pedestal wash hand basin with mixer taps over, tiled splashback, radiator and skimmed ceiling with extractor fan.

### Landing

Radiator, power points, loft hatch and skimmed ceiling.

### Bedroom 1

13'5 x 8'1 max

Two UPVC double glazed windows to the front overlooking the green, radiator, power points and skimmed ceiling.

### Bathroom

UPVC obscured double glazed window to the side, panel bath with mixer tap over and a built-in mixer shower, WC with push button flush, pedestal wash hand basin with mixer taps over, tiled splashback, radiator, extractor fan and skimmed ceiling.

### Bedroom 2

12'5 x 7'1 max

UPVC double glazed window to the rear, radiator, power points, skimmed ceiling and airing cupboard.

### Bedroom 3

9'0 x 6'2

UPVC double glazed window to the rear, radiator, power points and skimmed ceiling.

### Outside

The property overlooks a green and is ideal for dog walking, there's an extended driveway creating another parking space, to the side of the house there's two

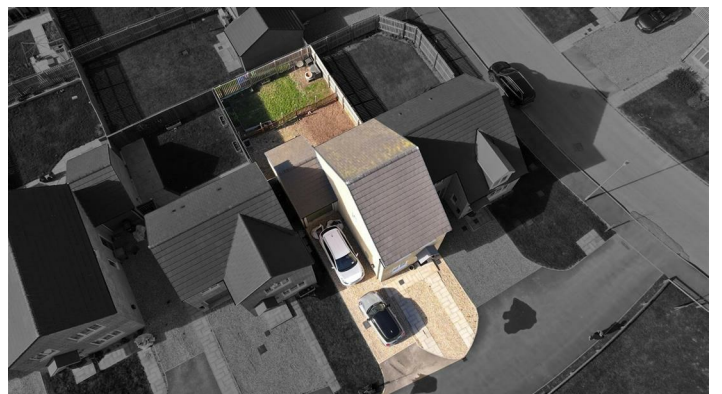
more parking spaces so three in total, EV charging point and single garage. The side gated access leads to the rear garden which is half laid to bark chipping and gravel and half laid to lawn, there's a patio seating area off of the kitchen diner, air source heat pump heating system and an outside tap.

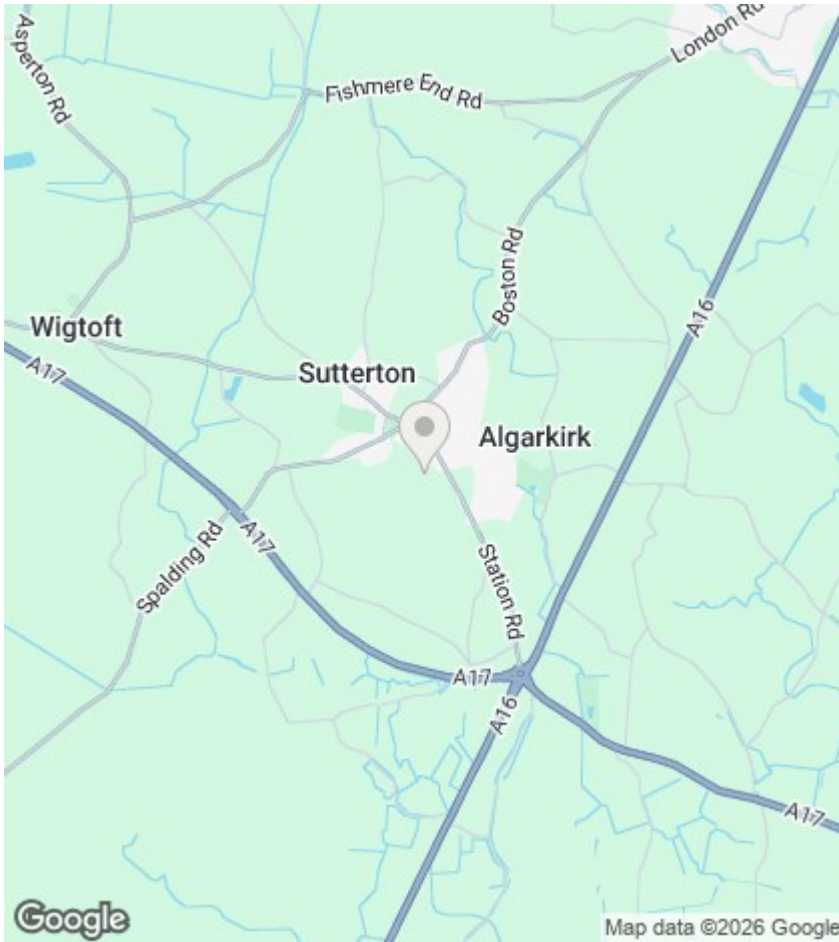
### Garage

17'1 x 9'1

Has a metal up and over door and a composite door to the side going into the rear garden.







## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

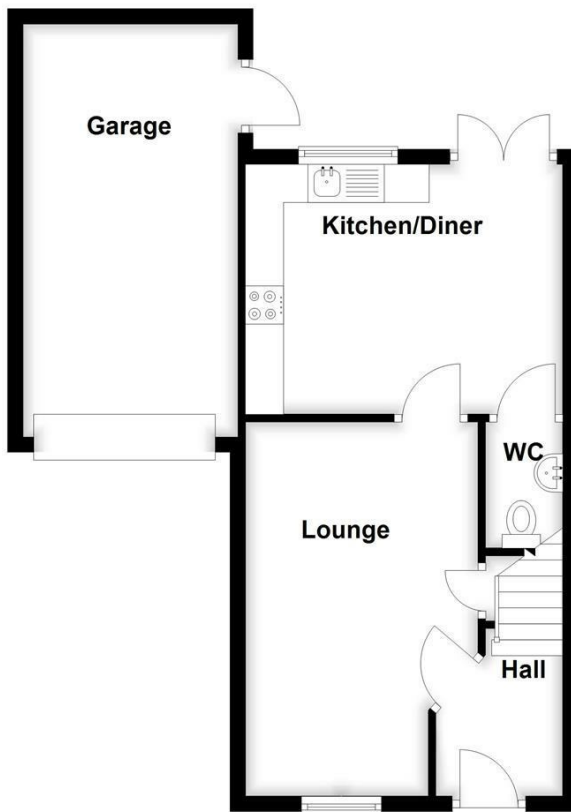
## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus) A			
(81-91) B		88	
(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	

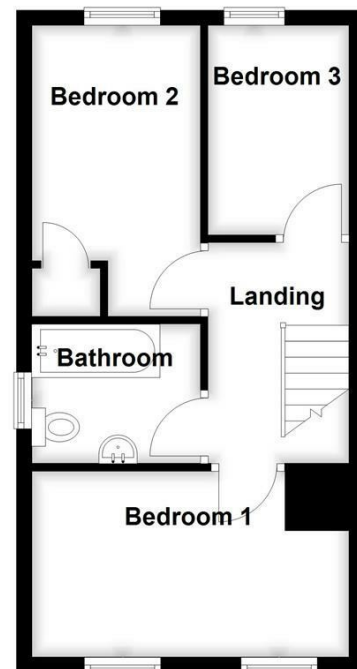
### Ground Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



### First Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



Total area: approx. 84.4 sq. metres (908.3 sq. feet)