



# 30 Post Office Lane

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With beautiful views over fields to the rear as far as the eye can see, this modern four bedroom detached family home is located south of Boston in the rural village of Sutterton which is within good access to major routes to the north Norfolk coast, Peterborough and Nottingham. While Sutterton has a post office, restaurant and veterinary hospital, the neighbouring village of Kirton is well-served with several amenities for all age groups to include primary and secondary schools, shops, eateries and a doctor's surgery.

This spacious property was altered by the previous owners to incorporate a partial garage conversion, and whilst the garage door remains, the internal floorplan now includes an additional reception room which would be ideal as a study or snug as well as a large lounge and separate dining room. An energy efficient Air Source heating system was also fitted in recent years. The house has been well-maintained and includes a separate utility room and an en-suite of the master bedroom.

The current owner has added the feature of period style panelling to some of the walls and an attractive media wall in the lounge with display shelving, a contemporary style fireplace and space for a flat screen TV.

Outside, a private and attractive rear garden is a lovely space with wonderful open views and areas of lawn, patio and decking.

EPC - D

Council Tax Band - D

Drainage - Mains

Heating - Air Source Heating



**Entrance** – Part glazed uPVC front door leads into the **Entrance Hallway** - Having engineered wooden flooring, radiator, feature panelling to walls and staircase rising to the first floor accommodation with under stairs storage cupboard.

**Lounge 4.43 m x 5.77 m (14'6 x 18'11)** – Has a uPVC walk-in bay window to the front aspect, two radiators and feature panelling to the walls. There is LED spotlights to the ceiling and a built-in media wall with integrated electric log effect fire, space to house flatscreen TV and display shelving. Glazed double doors open through to the:

**Dining Room/Sitting Room 4.0 m x 3.29 m (13'2 x 10'9)** – Has uPVC French doors opening out to the patio and rear garden with far reaching open views, radiator and central ceiling light point.



**Kitchen-Diner 3.88 m x 3.22 m (12'8 x 10'6)** – Has a uPVC window to the rear aspect with views over the rear garden, patio, decking and fields beyond. The kitchen comprises an extensive range of work surfaces with shaker style drawer and cupboard units at both base and eye level. There is an inset one and a half bowl ceramic sink unit with mixer tap over, space and plumbing for a dishwasher and integral appliances to include an electric hob and fan oven. There is ample space for a fridge freezer and door open through to:

**Utility Room 2.54 m x 2.56 m (8'4 x 8'4)** - Having a uPVC window to the rear aspect and part glazed door to the side aspect. The utility room has an inset stainless steel sink unit with cupboard beneath and two full height larder style cupboards. Beneath the work surface is space and plumbing for both washing machine and tumble dryer. The utility room has a tiled floor, radiator and door through to the:

**Cloakroom** – Having a uPVC window to the side aspect and comprising a two piece suite of low flush WC and hand basin. There is a continuation of the tiled flooring and part tiling to the walls.

**Study/Snug 2.58 m x 2.55 m (8'5 x 8'4)** – Is a part conversion of the garage and has a uPVC window to the side aspect, inset LED spotlights to the ceiling, radiator and feature panelling to the walls.

The first floor landing has an airing cupboard and loft access with doors arranged off to:

**Bedroom One 4.93 m x 3.66 m (16'2 x 12'0)** – Has a uPVC window to the front aspect and radiator. A central ceiling light and fan is included within the sale of the property, the bedroom also benefits from built-in double wardrobes with hanging rails and shelving. Door to:

**En-Suite Shower Room** – Has a uPVC window to the side aspect, a tiled shower enclosure with shower unit fitted, vanity wash basin and low flush WC. The en-suite has part tiling to the walls, tiled floor, extractor fan and radiator.

**Bedroom Two 3.29 m x 2.63 m (10'9 x 8'7)** – Having a uPVC window to the rear aspect and radiator.

**Bedroom Three. 2.96 m x 2.75 m (9'8 x 9'0)** – Has a uPVC window to the rear aspect and radiator.

**Bedroom Four 3.03 m x 2.23 m (9'11 x 7'3)** – Has a uPVC window to the front aspect, radiator and storage cupboard over the stairs.

**Bathroom** - Has a uPVC window to the side aspect, tiled flooring, extractor fan and a radiator. The bathroom comprises a three piece suite of low-level WC, pedestal wash hand basin and panelled bath with a tiled surround, shower screen and shower unit over.

**Outside** – Whilst the single garage was partially converted by the previous owner, it still provides a good storage section and the original up and over garage door still remains.

A gravel driveway to the front of the property provides off-road car parking for several vehicles and has a range of mature trees and shrubs to the borders. The rear garden is enclosed by fencing and is laid in part to a shaped lawn with areas of both paved patio and raised decking, perfect for sitting and eating outside. There are several mature shrubs and bushes to include two shaped bay trees. The rear garden benefits from incredible reaching views over fields beyond and has an outside water tap and garden shed.







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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