



Delderfield Waterbelly Lane, Sutterton Boston PE20 2LD

welcome to

Delderfield Waterbelly Lane, Sutterton Boston

A spacious detached 3 bedroom bungalow situated just outside a rural village location in Sutterton with a good size plot with extensive off road parking & 38' garage with adjoining workshop. AMPLE PARKING FOR MULTIPLE CARS AND/OR CARAVANS.





Entrance Hall

Lounge

19' 11" x 16' 1" (6.07m x 4.90m)

Kitchen

13' 2" x 14' 1" (4.01m x 4.29m)

Dining Room

19' 7" x 9' 2" (5.97m x 2.79m)

Utility Room

Bedroom One

11' 11" maximum x 11' 11" (3.63m maximum x 3.63m)

En Suite

Bedroom Two

11' 11" x 11' 11" (3.63m x 3.63m)

Bedroom Three

8' 11" x 11' 11" (2.72m x 3.63m)

Bathroom

8' 11" x 7' 11" (2.72m x 2.41m)

Exterior

Double Garage

38' x 19' 10" (11.58m x 6.05m)

Adjoining Workshop

11' 9" x 17' 7" (3.58m x 5.36m)

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- SPACIOUS DETACHED 3 BEDROOM BUNGALOW
- GOOD SIZE PLOT WITH EXTENSIVE OFF ROAD PARKING
- 38' GARAGE WITH ADJOINING WORKSHOP
- RURAL VILLAGE LOCATION
- 2 RECEPTIONS & EN SUITE & BATHROOM

Tenure: Freehold EPC Rating: E
Council Tax Band: C



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWB116526



Property Ref:
BWB116526 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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