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## The Cottage, One Way Street, Sutterton PE20 2JQ

**£149,950 Freehold**

- Requires Updating/Refurbishment
- No Chain
- 3 Bedrooms
- Ideal for Access to Spalding and Boston
- Viewing Recommended

Older style semi-detached cottage in central village location. Entrance hall, sitting room, kitchen, small utility area and shower room to the ground floor; 3 bedrooms to the first floor. UPVC windows and doors, driveway, garage, courtyard garden and cottage style front garden. Requires significant updating and refurbishment. CASH BUYERS ONLY Immediate vacant possession.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMODATION**

Front entrance door to:

#### **ENTRANCE LOBBY**

Ceiling light, staircase off, door to:

#### **SITTING ROOM**

13' 11" x 14' 1" (4.26m x 4.31m) minimum Brick chimney breast with log burner, side window with shutters, front window, radiator, wall light, under stairs store/doors cupboard, door to:

#### **KITCHEN**

12' 6" x 6' 11" (3.83m x 2.13m) Half glazed UPVC side entrance door, UPVC rear window, radiator, worktops, single drainer stainless steel sink unit, freestanding electric cooker, base cupboards and drawers, eye level wall cupboards, arch to:

#### **UTILITY AREA**

4' 5" x 2' 11" (1.35m x 0.89m) Plumbing and space for washing machine, obscure glazed UPVC side window, door to:



**SHOWER ROOM**

8' 10" x 4' 4" (2.71m x 1.33m) Shower cabinet with Triton shower, wash hand basin with store cupboards beneath, low level WC, fully tiled walls, panelled ceiling, ceiling light, radiator, obscure glazed UPVC window.

From the Entrance Hall the wide staircase leads via a three quarter landing with 2 further steps up to:

**FIRST FLOOR LANDING**

Split level with electric heater, ceiling light, small obscure glazed window, doors arranged off to:

**BEDROOM 1**

14' 4" x 9' 2" (4.37m x 2.81m) UPVC window to the front with tiled sill and a attractive view over the village green and pond. Wall light, radiator, shelved store cupboard.

**BEDROOM 2**

8' 8" x 11' 9" (2.66m x 3.59m) Dual aspect with UPVC windows to the rear (with shutters) and side elevations, ceiling light, access to loft space, 2 radiators.

**BEDROOM 3**

10' 2" x 5' 5" (3.11m x 1.66m) plus 4' 11" x 5' 4" (1.27m x 1.64m), L shaped room with UPVC window to the front elevation with shutters, 2 wall lights, radiator.

**WASH ROOM**

8' 8" x 3' 7" (2.66m x 1.11m) Low level WC, bracket hand basin, obscure glazed UPVC window, store cupboards, radiator.

**EXTERIOR**

There is a cottage style garden to the front of the property with a variety of shrubs and plants, hedge row to the front boundary and a side part gravelled part overgrown driveway but providing parking for up to 3 cars and access to:

**GARAGE**

29' 6" x 11' 3" (9m x 3.45m) Twin entrance doors, power and lighting, small recessed workshop area, side personnel door.

**REAR GARDEN**

Paved courtyard, timber shed, coal store, small adjacent bricks store.

**SERVICES**

Mains water, electricity and drainage. Solid fuel central heating.

**DIRECTIONS**

From Spalding proceed in a northerly direction along the A16 Boston Road, continuing for 8 miles to the main Sutterton roundabout. Take the second exit and proceed into the centre of Sutterton village taking the third exit at the roundabout on to Boston Road. Turn first right on to One Way Street and The Cottage is situated on the left hand side towards the junction at the end of the street.

**AMENITIES**

Local amenities within the village including general stores, primary school and restaurant. Further facilities in nearby Kirton and the well served market towns of Boston (6 miles) and Spalding (9 miles) offer a wide range of facilities.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

**TENURE** Freehold

**SERVICES** See Note

**COUNCIL TAX BAND**

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: S11442**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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