





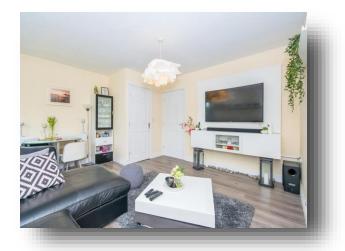


welcome to

Elm Greenacre Close, Sutterton Boston

A modern home situated in a quiet Close only 1/2 mile from the village amenities. Three bedrooms, modern breakfast kitchen and lounge diner. Enclosed garden. Off road parking for 2 cars.













Entrance Hall

With double glazed door to the front, radiator, laminate flooring stairs to first floor. Doors leading off

Cloakroom Wc

Double glazed window to the front. WC, wash hand basin inset vanity unit.

Lounge Diner

14' 5" max x 13' 9" max (4.39m max x 4.19m max)
Double glazed window and double doors to the rear garden. Laminate floor. Inset log burner, TV point and radiator. Built-in cupboard.

Breakfast Kitchen

12' 3" x 7' 7" (3.73m x 2.31m)

Double glazed window to the front and door to the side passageway. A modern fitted kitchen having a range of base, wall and drawer units with work surfaces over, inset stainless steel sink unit, inset stainless steel cooker and hob with extractor over, space for fridge, space and plumbing for washing machine and dryer. Tiled walls and floor.

Landing

Stairs rising from ground floor, radiator. Doors leading off.

Bedroom One

14' 9" x 9' 4" (4.50m x 2.84m) Double glazed window to the rear. Laminate flooring, radiator.

Bedroom Two

10' 9" x 7' 8" ($3.28m \times 2.34m$) Double glazed window to the front, radiator, laminate flooring.

Bedroom Three

7' $6" \times 6'$ 7" ($2.29m \times 2.01m$) Double glazed window to the front, laminate flooring.

Bathroom

Double glazed window to the aide. Bath with shower over, wc, wash hand basin, heated towel rail, extractor fan. Tiled walls and floor. Loft access.

Outside

Enclosed garden and off road parking for two vehicles.





welcome to

Elm Greenacre Close, Sutterton Boston

- POPULAR VILLAGE LOCATION
- THREE BEDROOM SEMI DETACHED
- MODERN AND WELL PRESENTED FAMILY HOME
- ENCLOSED GARDEN
- OFF ROAD PARKING

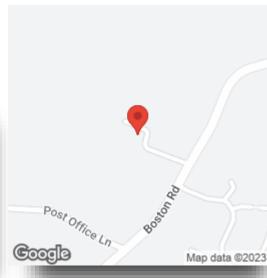
Tenure: Freehold EPC Rating: B

£180,000









Please note the marker reflects the postcode not the actual property

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Property Ref: BWB112112 - 0010 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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