

BRUCE MATHER
INDEPENDENT ESTATE AGENT



3 Sherridans Way
Sutterton, Boston, PE20 2DY

£389,000



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Sutterton, Boston, PE20 2DY

A high end, brand new three-bedroom detached bungalow, with a garden and garage, located at the edge of popular Sutterton, Lincolnshire. This wonderful new build has three double bedrooms, two bathrooms - one being en-suite. A stunning modern kitchen/diner overlooking the garden which has plenty of cupboards and a handy utility room off to the side, there are also patio doors going out to the garden. The reception room is dual aspect with patio doors leading to the garden. The bungalow has underfloor heating and air sourced heat pump so is economical and eco friendly. This exciting new build comes with a detached garage and parking spaces as well as a grassed garden which is fenced. Sutterton lies approximately six miles south-west of Boston and has a post office/general store, a popular pub, fish-and-chip shop, garden centre, doctors' surgery, and a village hall. Please call Bruce Mather Estate Agents on 01205 365032 to arrange a viewing or sales@brucemather.co.uk.





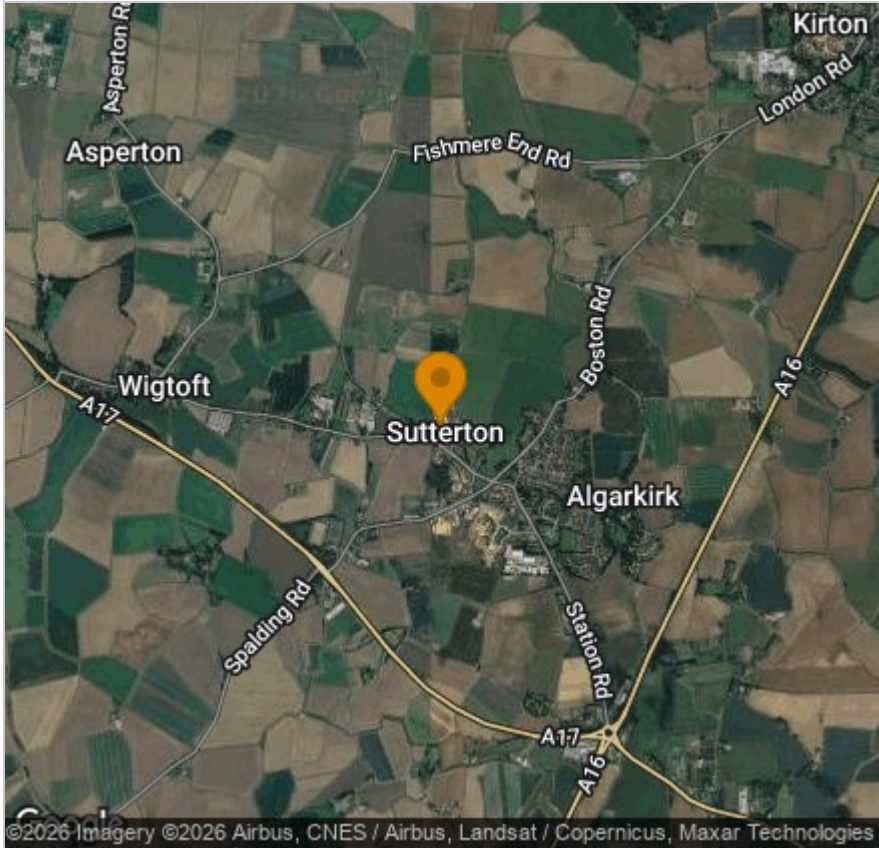
Floor Plan



Total area: approx. 138.0 sq. metres (1485.4 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



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

BRITISH PROPERTY AWARDS 2023

GOLD WINNER

ESTATE AGENT IN BOSTON

BRITISH PROPERTY AWARDS 2024

GOLD WINNER

ESTATE AGENT IN BOSTON

Viewing

Please contact our Boston Residential Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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