

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



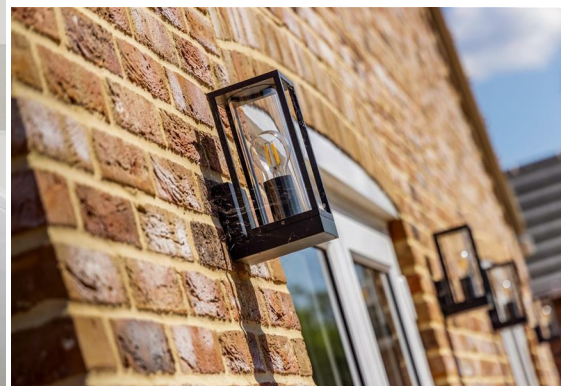
10 Sherridans Way  
Sutterton, Boston, PE20 2DY  
**Asking Price £365,000**



## 10 Sherridans Way

Sutterton, Boston, PE20 2DY

A private, BRAND NEW, modern three-bedroom bungalow on the edge of Sutterton NO CHAIN in a luxury small development. This wonderful new build has three double bedrooms, two bathrooms - one being ensuite. A stunning open plan kitchen diner (with an island) family/reception room which has high ceilings and leads to the garden through patio doors. The bungalow has underfloor heating and air sourced heat pump. This exciting new build comes with a garage and parking spaces as well as a lawned fenced in garden in this very exclusive small development 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 01205365032 to arrange a viewing on this handsome well built bungalow.

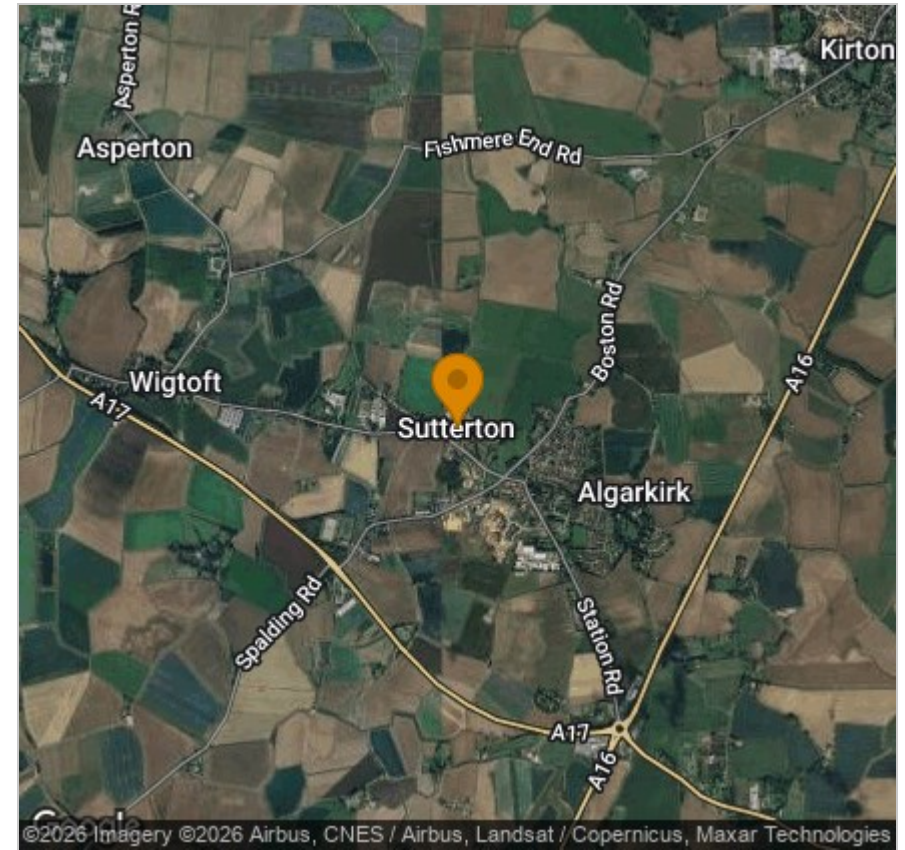




## Floor Plan



## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, Lincs, PE21 6QW  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

