



Bramley House, Spalding Road
Sutterton, Boston, Lincolnshire, PE20 2EX

£185,000

3 Bedroom End Of Terrace House

- Freehold
- Well-presented three-bedroom home situated in a small and established residential setting within the popular village of Sutterton
- Bright and spacious living accommodation, ideal for both relaxing and entertaining
- Fitted kitchen with ample work surface space and room for dining, with access to the rear garden
- Three well-proportioned first floor bedrooms served by a modern family bathroom
- Enclosed rear garden providing a private and low-maintenance outdoor space
- Convenient location with local amenities nearby and excellent access to the A17 for commuting to Boston, Spalding and surrounding areas
- EPC Rating - B, Council Tax Band - B

[Click here to access the Energy Performance Certificate for Bramley House, Spalding Road, Sutterton, Boston, Lincolnshire, PE20 2EX](#)



Overview

Situated within a small and established residential setting in the popular village of Sutterton, this well-presented three-bedroom end of terrace home offers comfortable and practical living accommodation, ideal for first-time buyers, families, or investors alike.

The property is approached via a welcoming entrance, leading into a bright and well-proportioned living space, perfectly suited for both relaxing and entertaining. To the rear, a fitted kitchen provides a range of units with ample work surface space, with room for dining and direct access to the garden, creating a functional and sociable layout.

To the first floor, the property offers three bedrooms, all of which are well-sized and served by a family bathroom fitted with a modern suite.



Externally, the property benefits from an enclosed rear garden, providing a private outdoor space ideal for enjoying the warmer months, along with off-road parking.

Sutterton is a well-served village offering a range of local amenities, including a primary school, convenience store, and public house, while providing excellent access to the A17, making it ideal for commuting to Boston, Spalding, and further afield.

This is a fantastic opportunity to acquire a well-located home in a sought-after village setting, offering both convenience and a strong sense of community.

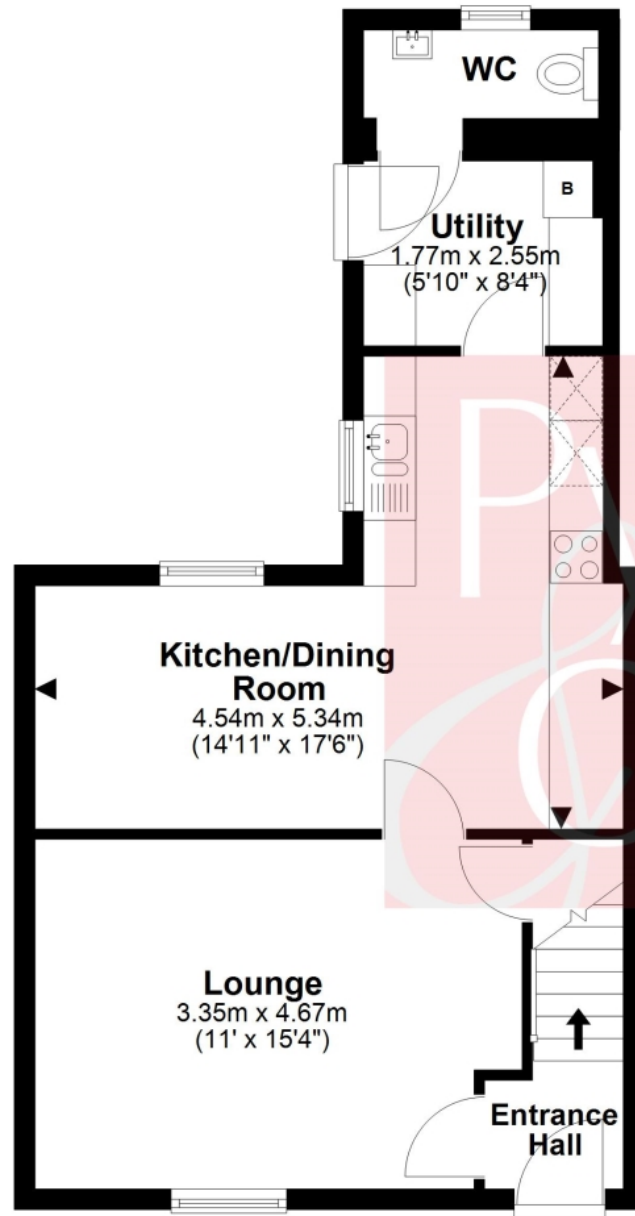
Please note:- there is a service charge of £440 per annum. Rear access for parking and the added benefit of Solar panels which are owned.





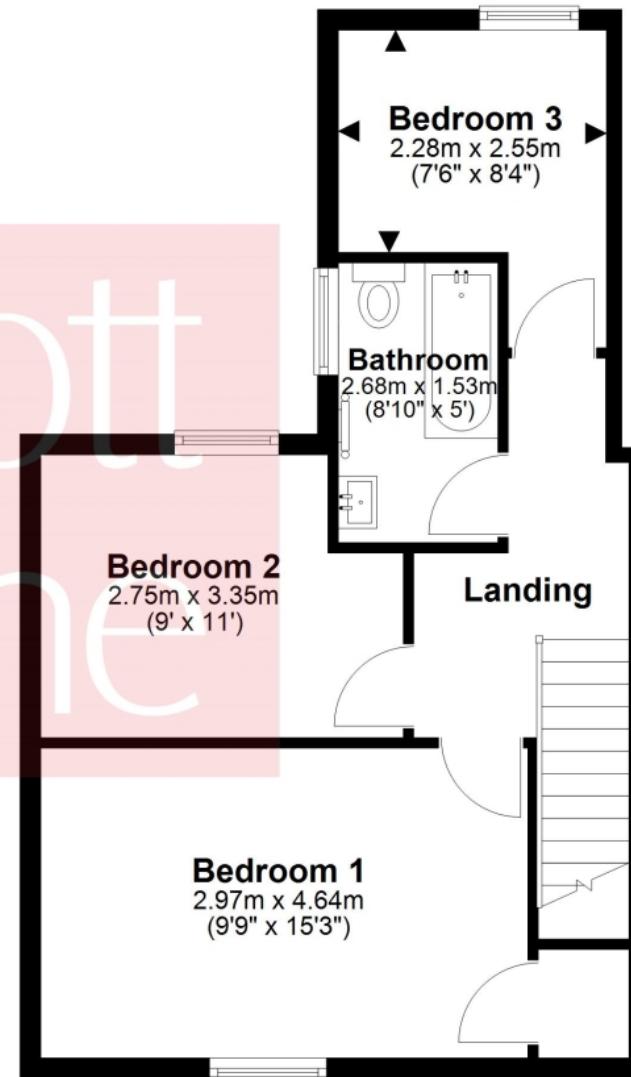
Ground Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.5 sq. feet)

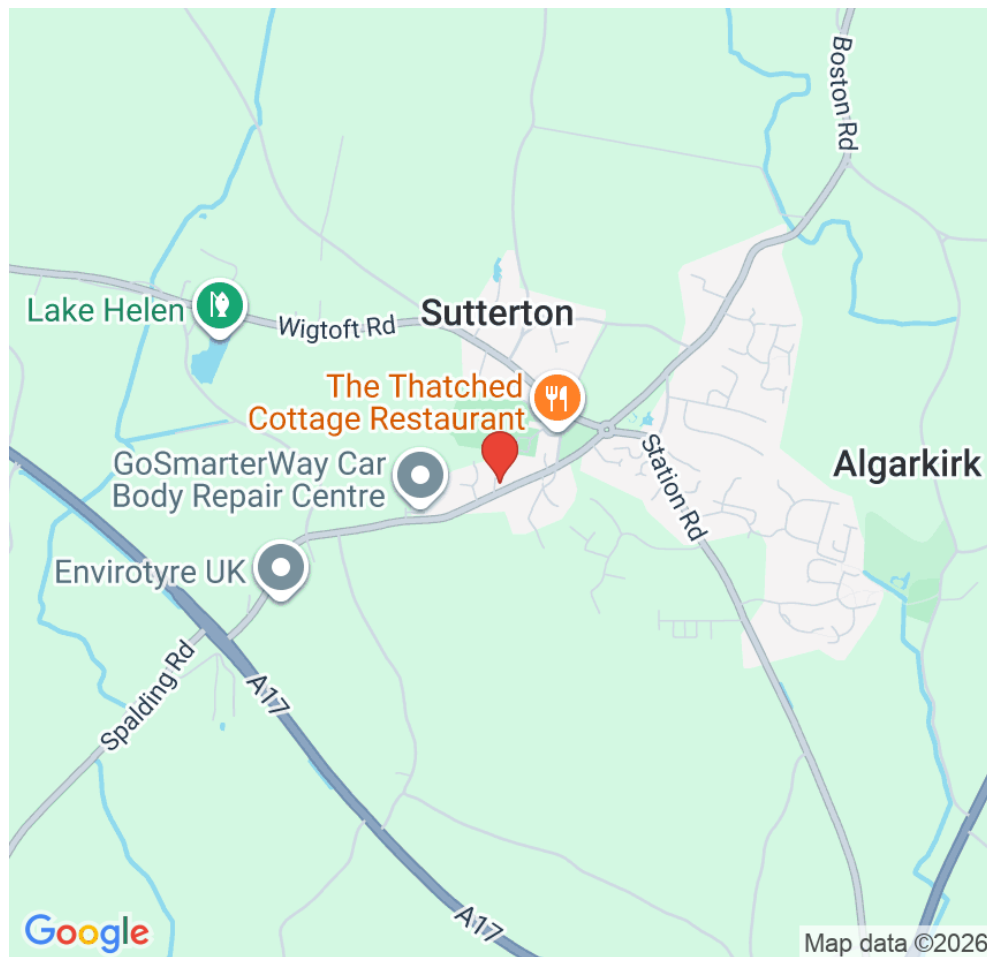


Total area: approx. 88.3 sq. metres (950.1 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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is on the market with our Boston branch

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