



19 Cranmer Road, Sutterton, Boston, PE20 2DT
Asking price £215,000

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A superb modern two-bedroom home with an additional office and two bathrooms, located in the sought-after village of Sutterton, Lincolnshire. Built in 2023, this property combines contemporary design with practical living spaces and high-quality finishes. The home features a bright lounge, a well-equipped kitchen, two generous bedrooms, and a private garden perfect for relaxing or entertaining.

With easy access to Boston, Spalding, and major road networks, this stylish, low-maintenance property is ideal for first-time buyers, professionals, or small families seeking comfort, convenience, and quality in a thriving village location.



Living Room

15'2" x 9'10" (4.63m x 3.00m)

Bright and stylish living space featuring soft neutral décor, ample seating area, and plenty of natural light from large windows.

Central landing providing access to all first-floor rooms.

Kitchen

7'7" x 13'2" (2.33m x 4.03m)

Modern fitted kitchen with sleek units, integrated cooking appliances, generous worktop space, and direct access to the rear garden.

Hallway

4'6" x 6'1" (1.39m x 1.86m)

Welcoming entrance area linking the living room, kitchen, and WC.

WC

5'5" x 3'3" (1.67m x 1.01m)

Contemporary ground-floor cloakroom with WC and wash basin.

Bedroom One

12'11" x 9'4" (3.95m x 2.87m)

Spacious double bedroom with room for wardrobes and a calm, relaxing atmosphere.

Bedroom Two

11'3" x 13'7" (3.45m x 4.16m)

Another generous double bedroom, ideal for guests or family.

Bedroom Three / Office

9'7" x 6'7" (2.94m x 2.03m)

Perfect for an additional bedroom, home working, study, or dressing room use.

Family Bathroom

6'2" x 6'5" (1.88m x 1.96m)

Modern family bathroom featuring a white suite and stylish tiling.

En-Suite

3'6" x 9'3" (1.08m x 2.83m)

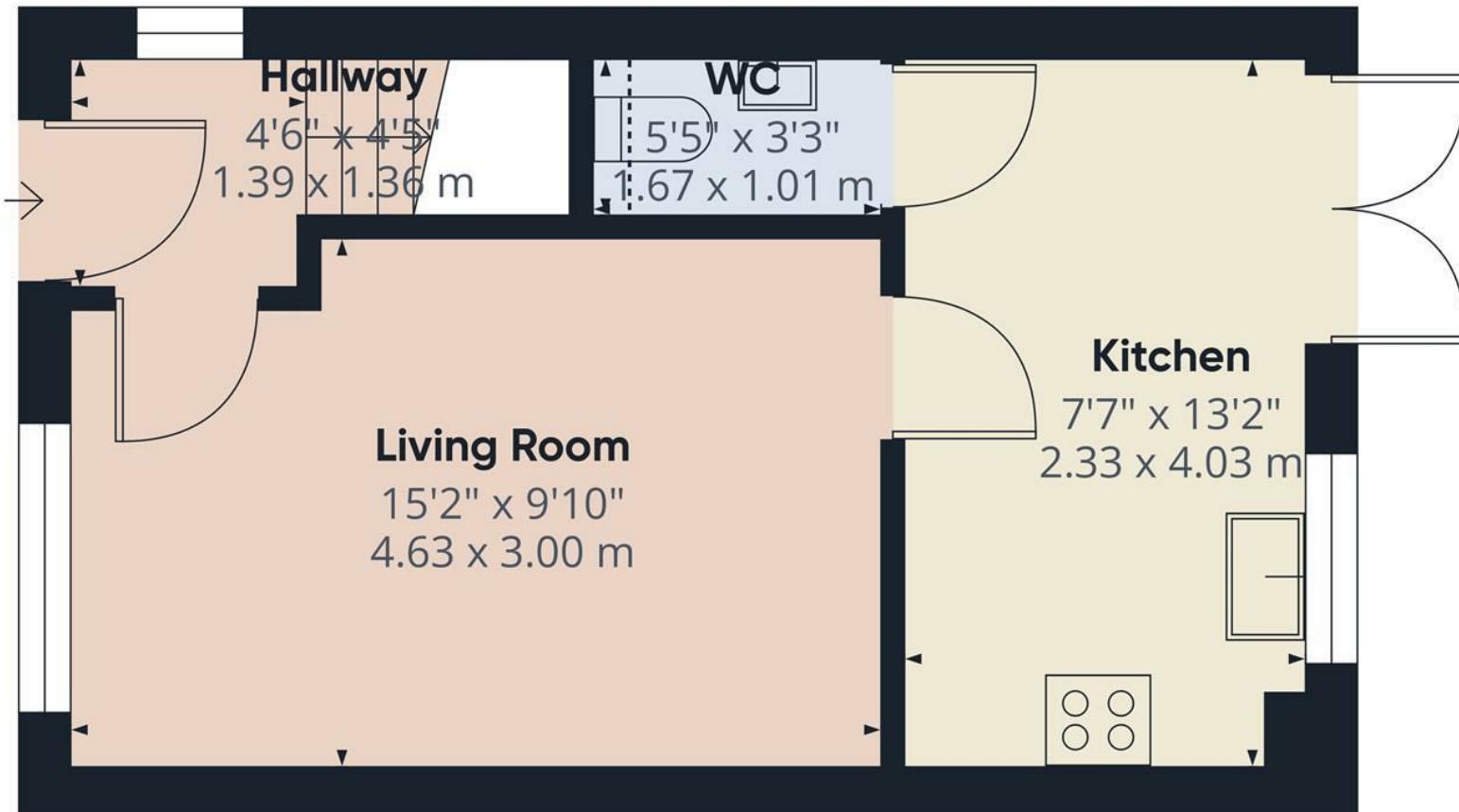
Additional bathroom offering flexibility for guests or family.

Landing

7'1" x 6'4" (2.18m x 1.95m)







Approximate total area⁽¹⁾

305 ft²
28.4 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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