



**£189,950**

24 Prince William Drive, Butterwick, Boston, Lincolnshire PE22 0JS

**SHARMAN BURGESS**



**24 Prince William Drive, Butterwick, Boston,  
Lincolnshire PE22 0JS**  
**£189,950 Freehold**

#### ACCOMMODATION

##### ENTRANCE HALL

With side entrance door, coved cornice, ceiling light point, radiator, access to roof space, central heating thermostat, airing cupboard housing the hot water cylinder and slatted linen shelving within.

##### LOUNGE

18' 4" (maximum into bay window) x 11' 8" (maximum) (5.59m x 3.56m)

Having feature bay window to front elevation, radiator, coved cornice, ceiling light point, additional wall light points, TV aerial point, fireplace with fitted hearth and display surround with space for electric fire and housing a capped off gas point.



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### KITCHEN DINER

14' 7" (maximum) x 9' 10" (maximum) (4.45m x 3.00m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, drawer units, matching eye level wall units, plumbing for automatic washing machine, space for cooker, space for fridge or freezer, wall mounted Worcester gas central heating boiler, wall mounted electric consumer units, radiator, coved cornice, ceiling light point, window to front elevation, obscure glazed entrance door with coloured glass detailing.

### BEDROOM ONE

10' 9" x 10' 5" (3.28m x 3.17m)

Having window to rear elevation, radiator, coved cornice, ceiling light point.

### BEDROOM TWO

10' 8" (maximum) x 11' 7" (3.25m x 3.53m)

Currently used as a dining room. Having window to rear elevation, door to rear garden, radiator, coved cornice, ceiling light point.

### SHOWER ROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, shower cubicle with wall mounted electric shower within and fitted shower screen, obscure glazed window to side elevation, tiled floor, coved cornice, ceiling light point, radiator, tiled splashbacks.



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### EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which extends to the right hand side of the property providing off road parking as well as vehicular access to the garage. There is also a low maintenance gravelled front garden. The driveway is served by an outside tap.

### GARAGE

18' 2" x 8' 10" (5.54m x 2.69m)

Having electric roller door, access to roof space providing storage, served by power and light.

### REAR GARDEN

The property benefits from a well presented rear garden with an approximate south westerly aspect, initially comprising a paved seating area leading to a central lawned section with well stocked flower and shrub borders. The garden is fully enclosed and houses a storage unit towards the rear of the garage.

### SERVICES

Mains gas, electricity, water and drainage are connected to the property.

### REFERENCE

18102024/26774477/PAY





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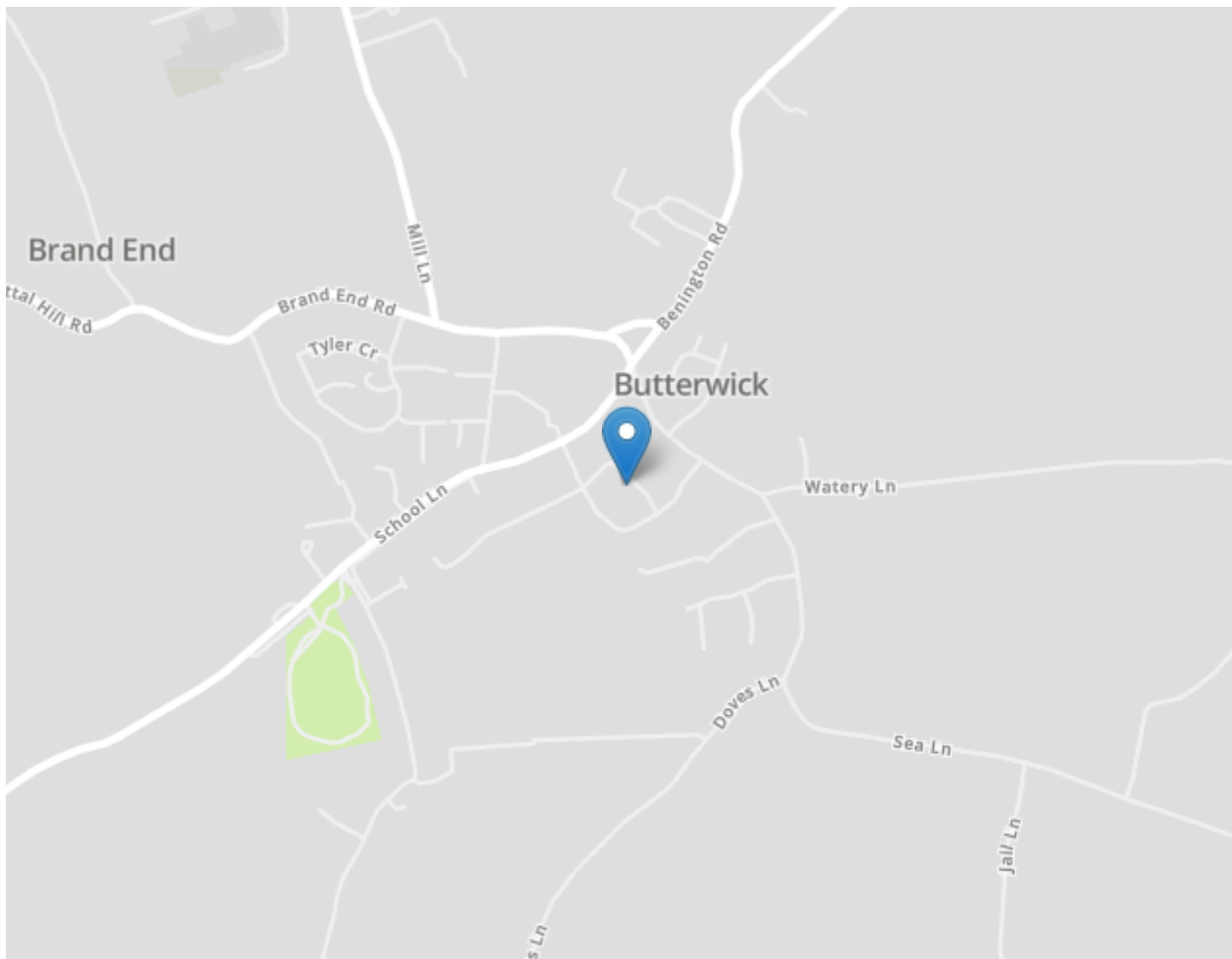
## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.

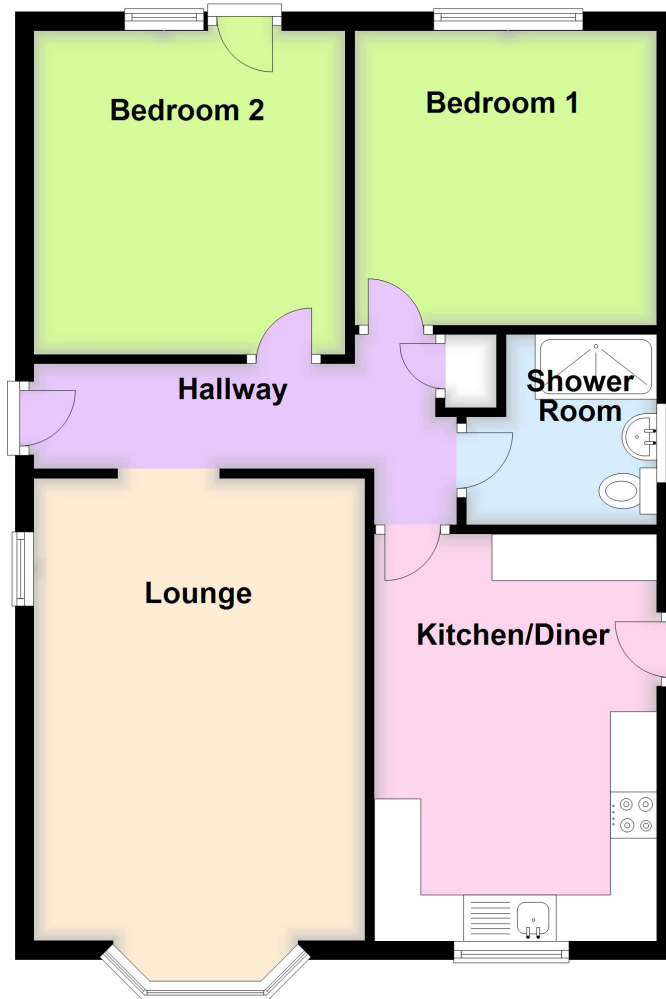


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## Ground Floor

Approx. 66.4 sq. metres (715.1 sq. feet)



Total area: approx. 66.4 sq. metres (715.1 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC