



SHARMAN BURGESS
FOR SALE
01205 341161

£189,950

41 Vinters Way, Butterwick, Boston, Lincolnshire PE22 0HB

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**41 Vinters Way, Butterwick, Boston,
Lincolnshire PE22 0HB
£189,950 Freehold**

ACCOMMODATION

L-SHAPED ENTRANCE HALL

With partially obscure glazed side entrance door, radiator, dado rail, coved cornice, ceiling recessed lighting, access to roof space, telephone point, airing cupboard housing the hot water cylinder and slatted linen shelving within.

LOUNGE DINER

19' 5" (maximum) x 13' 0" (maximum) (5.92m x 3.96m)

With dual aspect windows, radiator, coved cornice, ceiling recessed lighting, additional wall mounted lighting, TV aerial point, living flame gas fireplace with fitted inset and hearth and display surround.

A two bedroomed detached bungalow being offered for sale with NO ONWARD CHAIN, benefitting from neutral décor throughout. Accommodation comprises an entrance hall, lounge diner, kitchen, two double bedrooms, conservatory and a four piece family bathroom. Further benefits include gas central heating, uPVC double glazing, driveway, single garage and an enclosed garden to the rear.



SHARMAN BURGESS





KITCHEN

12' 0" x 9' 0" (3.66m x 2.74m)

Having roll edge work surface with tiled splashbacks, one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, integrated oven and grill, four ring gas hob with fume extractor above, space for twin height fridge freezer, radiator, coved cornice, ceiling recessed lighting, central heating digital timer, obscure glazed entrance door, window to side aspect.

BEDROOM ONE

10' 3" (maximum) x 9' 10" (maximum) (3.12m x 3.00m)

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

BEDROOM TWO

13' 6" x 9' 0" (4.11m x 2.74m)

Having radiator, coved cornice, ceiling light point.

CONSERVATORY

10' 8" x 8' 3" (3.25m x 2.51m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having French doors leading out to the garden, power, ceiling light point incorporating fan.

BATHROOM

Being fitted with a four piece suite comprising shower cubicle with wall mounted electric shower within and fitted shower screen, pedestal wash hand basin, WC, panelled bath, obscure glazed window to side aspect, electric shaver point, coved cornice, ceiling light point, extractor fan, radiator.



**SHARMAN
BURGESS** Est 1996

EXTERIOR

The property is approached over a tarmac driveway which provides off road parking as well as vehicular access to the: -

GARAGE

With up and over door, served by power and lighting, housing gas central heating boiler.

REAR GARDEN

Being predominantly laid to lawn, with paved seating area. The garden is fully enclosed by a mixture of fencing and hedging.

SERVICES

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

REFERENCE

19072024/27978874/TAY



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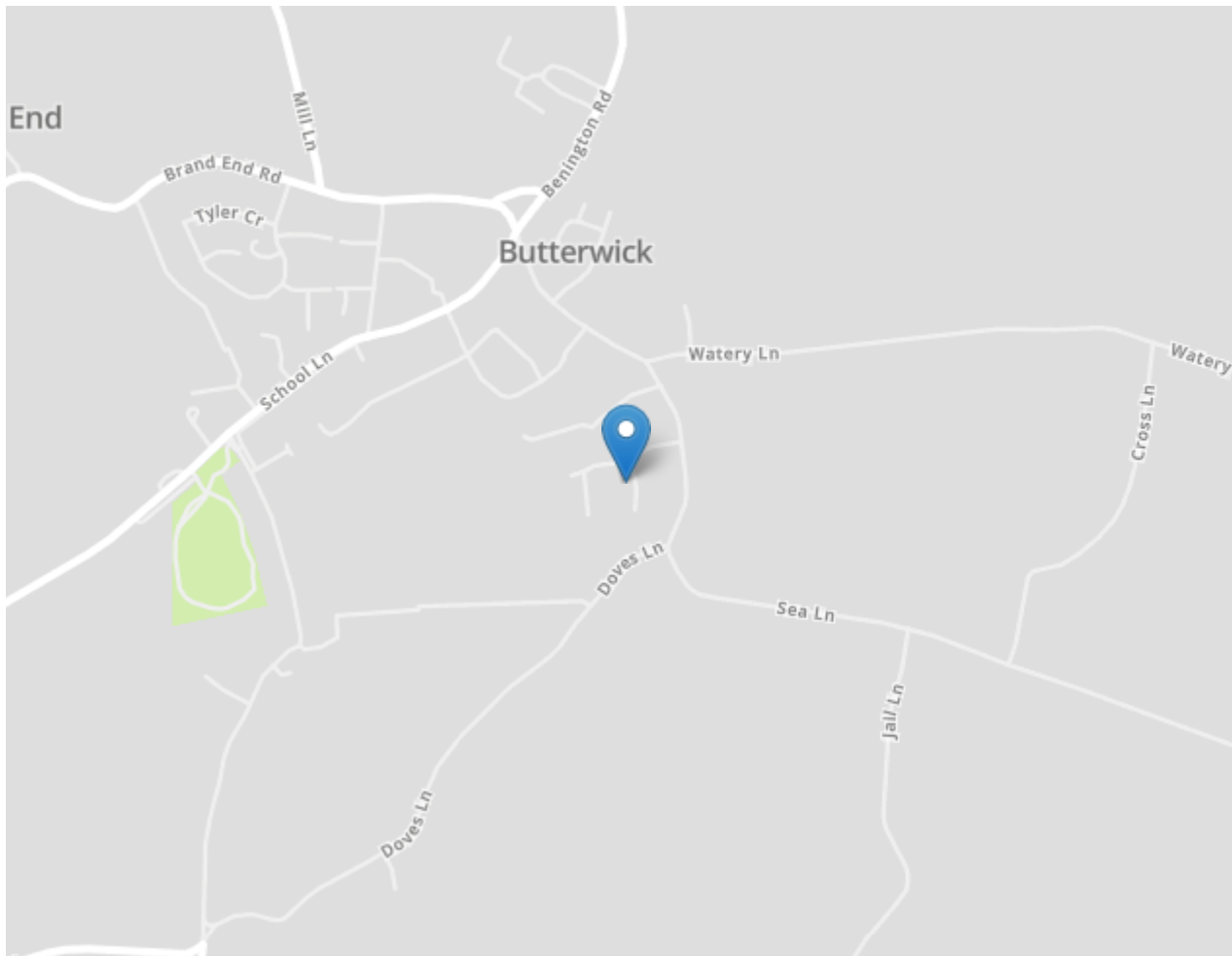
AGENT'S NOTES

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.

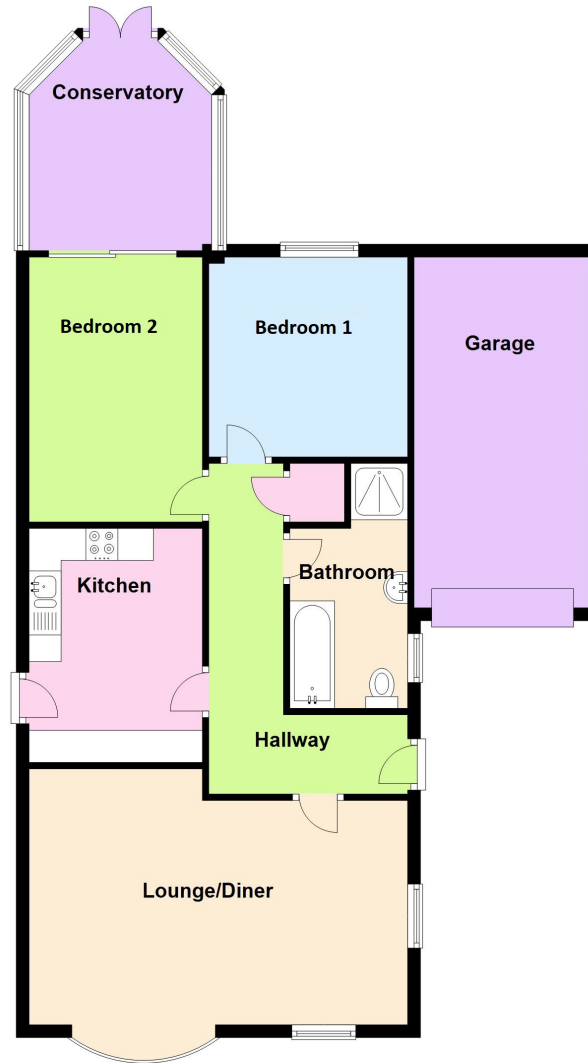
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.



SHARMAN BURGESS

Ground Floor
Approx. 95.8 sq. metres (1030.7 sq. feet)



Total area: approx. 95.8 sq. metres (1030.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	