



SHARMAN
BURGESS
FOR SALE
01205 361161

£190,000

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

SHARMAN BURGESS

**8 Prince William Drive, Butterwick, Boston,
Lincolnshire PE22 0JS
£190,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door with coloured glass detailing, radiator, ceiling light point, access to loft space, wall mounted digital central heating timer, built-in cloak cupboard with hanging rail and shelving within, airing cupboard housing the hot water cylinder.



SHARMAN BURGESS



KITCHEN DINER

13' 0" (maximum) x 9' 9" (maximum) (3.96m x 2.97m)
Having a modern fitted kitchen comprising counter tops with inset stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, concealed Grants oil central heating boiler, integrated oven and grill, four ring electric hob with fume extractor above, plumbing for automatic washing machine, space for condensing tumble dryer, space for twin height fridge freezer, heated towel rail, ceiling light point, window to front elevation.

LOUNGE

17' 2" x 13' 5" (maximum into recess) (5.23m x 4.09m)
Having two radiators, coved cornice, ceiling light point, TV aerial point, electric fireplace with fitted hearth and display surround.

BEDROOM ONE

15' 3" x 11' 1" (maximum into entrance area) (4.65m x 3.38m)
Having window to rear elevation, radiator, ceiling light point, built-in double wardrobe with hanging rails and shelving within.

BEDROOM TWO

8' 9" x 10' 8" (2.67m x 3.25m)
Having radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within. French doors leading to the rear garden. This room has latterly been used as an additional reception room.



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

Being fitted with a modern three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, corner shower cubicle with wall mounted mains fed shower within and fitted shower screen, obscure glazed window to side elevation, ceiling light point, heated towel rail.

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 bungalow and is served by external tap and lighting. There is a well maintained lawned front garden.

GARAGE

17' 8" x 8' 7" (5.38m x 2.62m)

Of brick construction with fibreglass roof. Having up and over door, served by power and lighting, obscure glazed window to rear elevation.

REAR GARDEN

The well maintained rear garden is predominantly laid to lawn with flower and shrub borders. The garden is fully enclosed with fencing and served by outside lighting.

SERVICES

Mains water, electricity and drainage are connected. The property is served by oil central heating.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

REFERENCE

06032026/29997508/TAY



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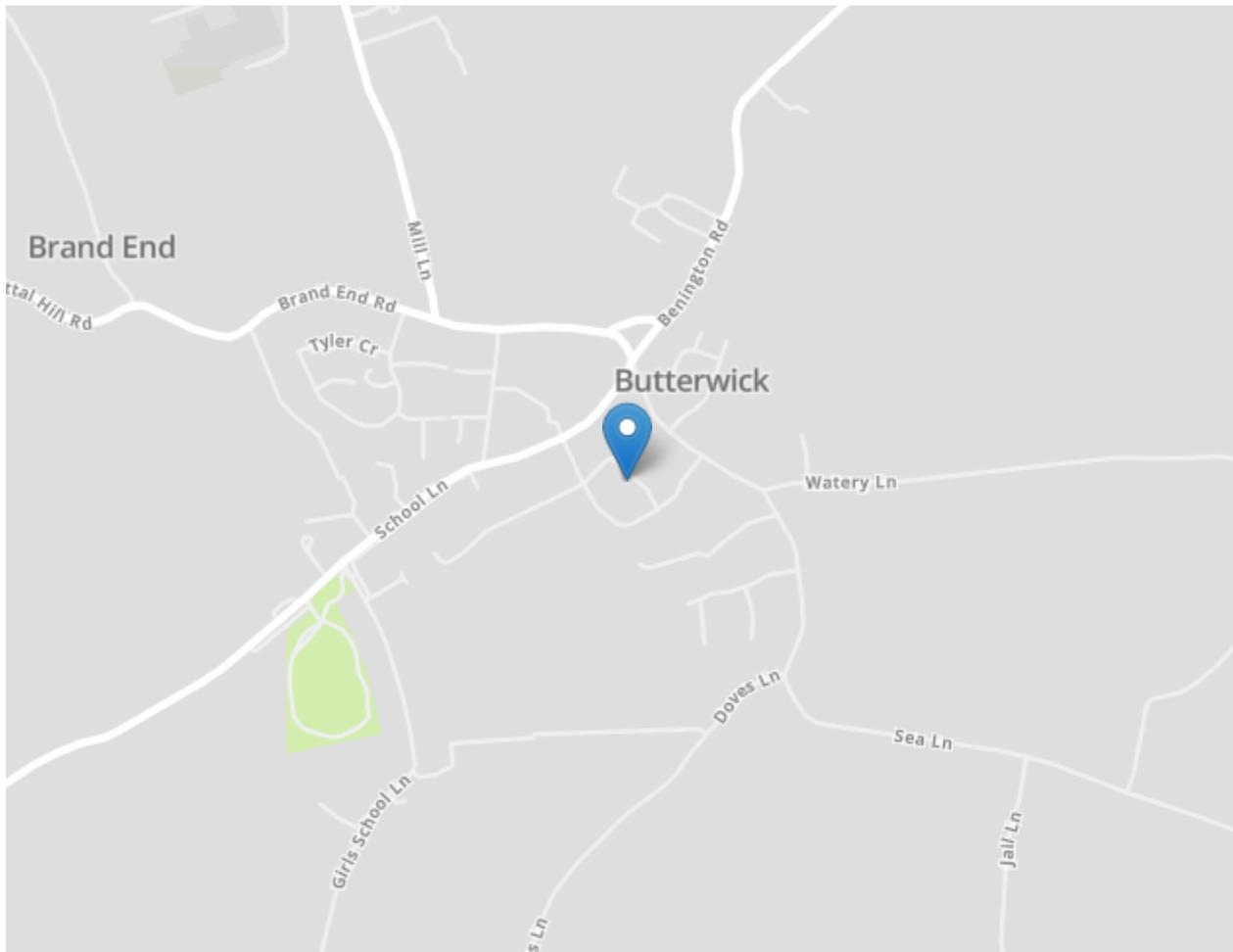
AGENT'S NOTES

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. 66.5 sq. metres (716.2 sq. feet)



Total area: approx. 66.5 sq. metres (716.2 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 83 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (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 |