



£189,995

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

SHARMAN BURGESS

**26 Prince William Drive, Butterwick, Boston,
Lincolnshire PE22 0JS**
£189,995 Freehold

ACCOMMODATION

KITCHEN DINER

14' 2" x 10' 0" (4.32m x 3.05m)

With partially obscure glazed side entrance door. Having been refitted and comprising counter tops with matching upstands, inset 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, integrated oven and grill, four ring gas hob with glass splashback and illuminated stainless steel fume extractor above, plumbing for automatic washing machine, space for twin height fridge freezer, window to front elevation, coved cornice, ceiling mounted strip light, radiator, tiled floor, concealed Worcester gas central heating boiler, wall mounted electric fuse box.



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INNER HALL

Having tiled floor, side entrance door, obscure glazed window to side elevation, coved cornice, ceiling light point, access to loft space, airing cupboard housing the hot water cylinder and slatted linen shelving within.

LOUNGE

17' 10" (maximum into bay window) x 11' 9" (5.44m x 3.58m)
Having feature bay window to front elevation, additional window to side elevation, coved cornice, ceiling light point, radiator, TV aerial point, fireplace surround with fitted inset and hearth and space for electric fire.

BEDROOM ONE

11' 7" x 11' 0" (3.53m x 3.35m)
Having window to rear elevation, radiator, coved cornice, ceiling light point.

BEDROOM TWO

10' 10" (maximum) x 10' 5" (3.30m x 3.17m)
Having window to rear elevation, radiator, coved cornice, ceiling light point.

SHOWER ROOM

Being fitted with a modern three piece suite comprising shower area with wall mounted electric shower and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, tiled floor, heated towel rail, coved cornice, ceiling light point, extractor fan, electric shaver point and obscure glazed window to side elevation.



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EXTERIOR

To the front, the property is approached over a dropped kerb leading to a tarmac driveway which extends to the left hand side of the bungalow, providing off road parking as well as vehicular access to the garage. The front garden is predominantly laid to lawn. The driveway is served by an outside tap and light.

GARAGE

18' 1" (maximum) x 9' 0" (5.51m x 2.74m)

Having electric roller door, served by power and lighting.

REAR GARDEN

The rear garden benefits from an approximate south westerly facing aspect and is initially laid to a paved patio area, leading to the remainder which is predominantly laid to lawn and interspersed with two trees. The garden is enclosed by fencing and houses a store, situated to the rear of the garage, which is to be included in the sale.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

08092025/29446087/REE



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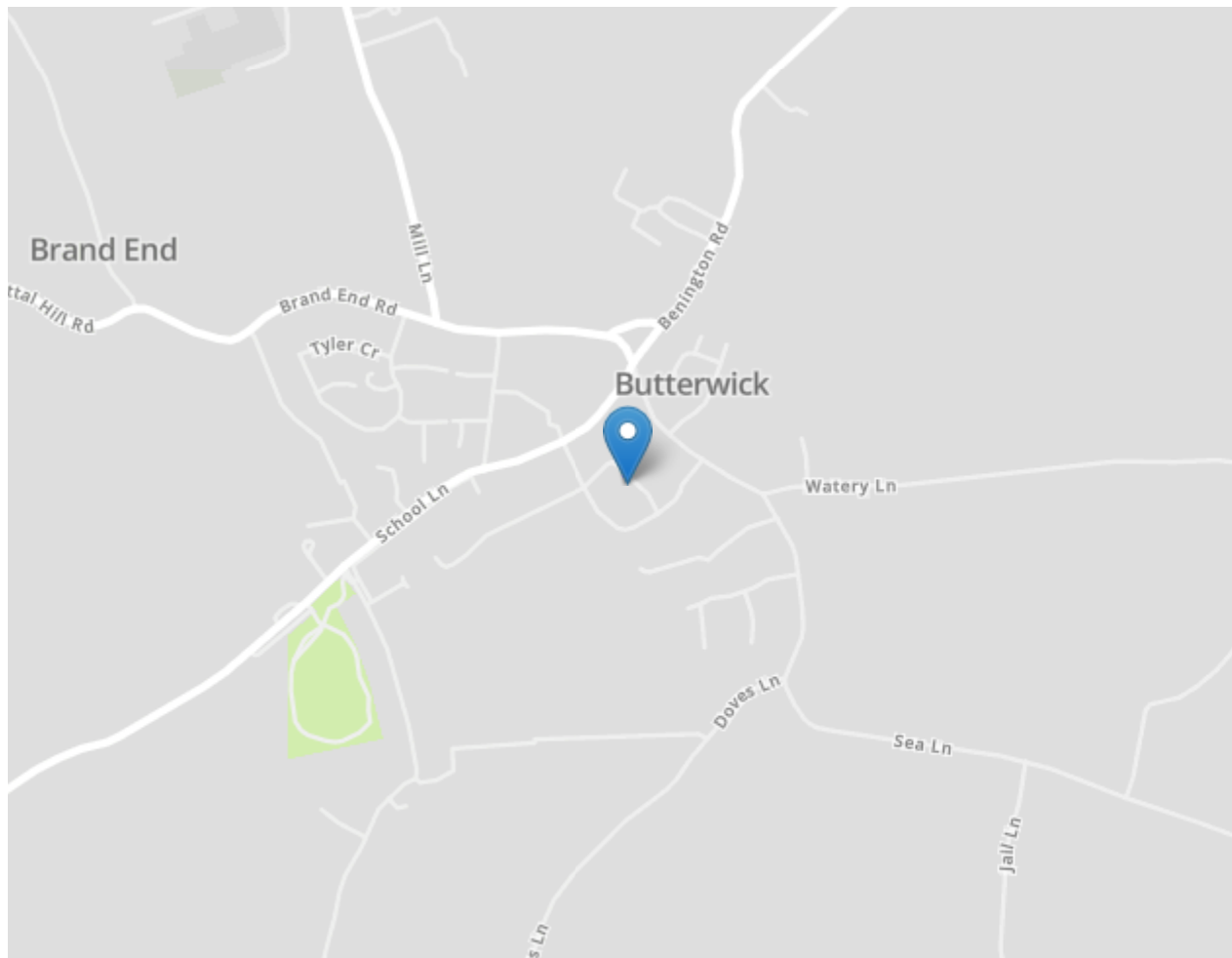
AGENT'S NOTES

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.

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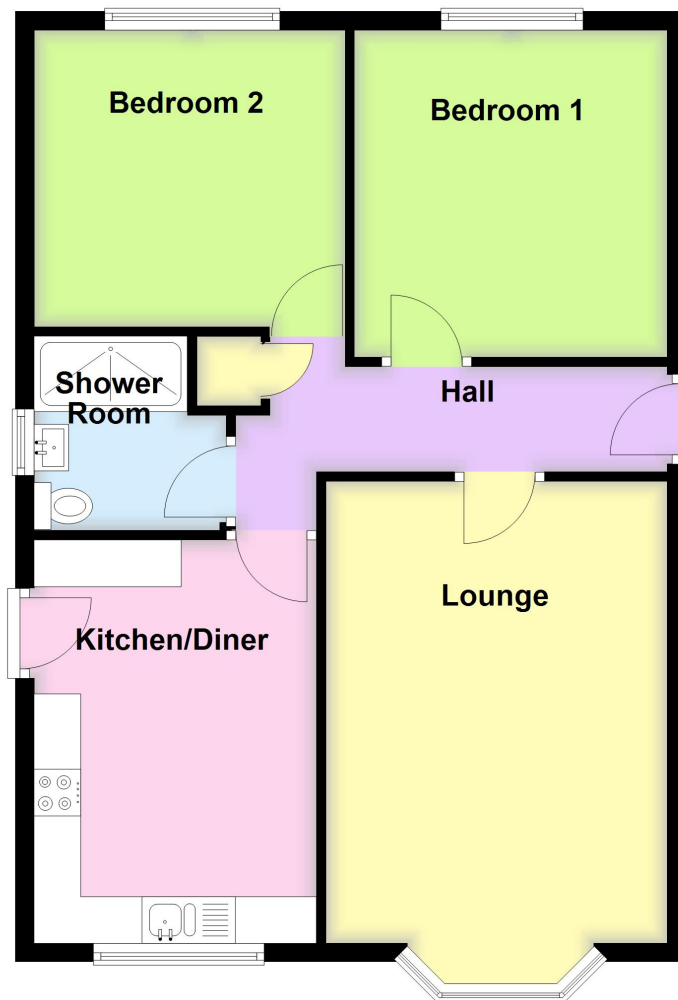
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor

Approx. 66.5 sq. metres (716.3 sq. feet)



Total area: approx. 66.5 sq. metres (716.3 sq. feet)

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t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk

