



£169,950

1 Brand End Road, Butterwick, Boston, Lincolnshire PE22 0ET

SHARMAN BURGESS

**1 Brand End Road, Butterwick, Boston,
Lincolnshire PE22 0ET
£169,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having partially obscure glazed double front entrance doors, further obscure glazed door through to: -

HALLWAY

Having access to roof space, radiator, ceiling light point, built-in airing cupboard with slatted linen shelving and radiator within.

LOUNGE

12' 7" (maximum) x 11' 7" (maximum) (3.84m x 3.53m)

Having bow window to front aspect, radiator, ceiling light point with ornamental ceiling rose, TV aerial point.

A good sized, detached two bedroomed bungalow situated within the centre of the village of Butterwick, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, brick and uPVC conservatory, kitchen diner, two double bedrooms, laundry room and a bathroom. Further benefits include a block paved driveway, single garage, gardens to front, side and rear and oil central heating.



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CONSERVATORY

12' 5" x 9' 0" (3.78m x 2.74m)

Of brick and uPVC double glazed construction with polycarbonate roof, radiator, wall mounted lighting, double doors leading to the garden, built-in shelving.

KITCHEN DINER

12' 0" (maximum) x 10' 10" (maximum) (3.66m x 3.30m)

Having wood trimmed work surfaces with inset one and a half bowl sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units, matching eye level wall units, display cabinets and eye level corner display shelving, kickboard electric warm air heater, integrated over and grill, four ring electric hob with fume extractor above, plumbing for automatic washing machine, ceiling light point, dual aspect windows, obscure glazed entrance door, floor mounted Worcester combination oil central heating boiler.

BEDROOM ONE

11' 8" (maximum) x 11' 9" (maximum including built-in bedroom furniture) (3.56m x 3.58m)

Having window to front aspect, radiator, ceiling light point, two sets of built-in single wardrobes with hanging rails and shelving within and overhead storage lockers.

BEDROOM TWO

10' 9" (maximum) x 10' 6" (maximum) (3.28m x 3.20m)

Having window to rear aspect, radiator, ceiling light point, door to:

-



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LAUNDRY ROOM

Also accessed from the garage. Having counter top with stainless steel circular sink and wall mounted water supply, vent for tumble dryer, wall mounted storage cupboard, coved cornice, ceiling light point, obscure glazed door leading to the garden.

BATHROOM

Being fitted with a three piece suite comprising panelled bath with wall mounted electric shower above and extended tiled splashback, pedestal wash hand basin, WC, walls tiled to approximately half height, obscure glazed window to rear aspect, extractor fan, ceiling light point.

EXTERIOR

The property is approached via double gates which lead to a block paved driveway providing off road parking and hardstanding as well as vehicular access to the: -

SINGLE GARAGE

18' 0" x 11' 6" (5.49m x 3.51m)

Having up and over door, served by power and lighting, door to: -

GARDENS

The property benefits from gardens to the front, side and rear which are predominantly laid to sections of lawn interspersed with a variety of shrubs, roses and trees, with flower and shrub borders. There is low level fencing to the front boundary. To the rear is a paved patio area providing seating space or hardstanding for a shed or greenhouse. The rear garden is served by an outside tap and lighting and houses the oil tank.

SERVICES

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

REFERENCE

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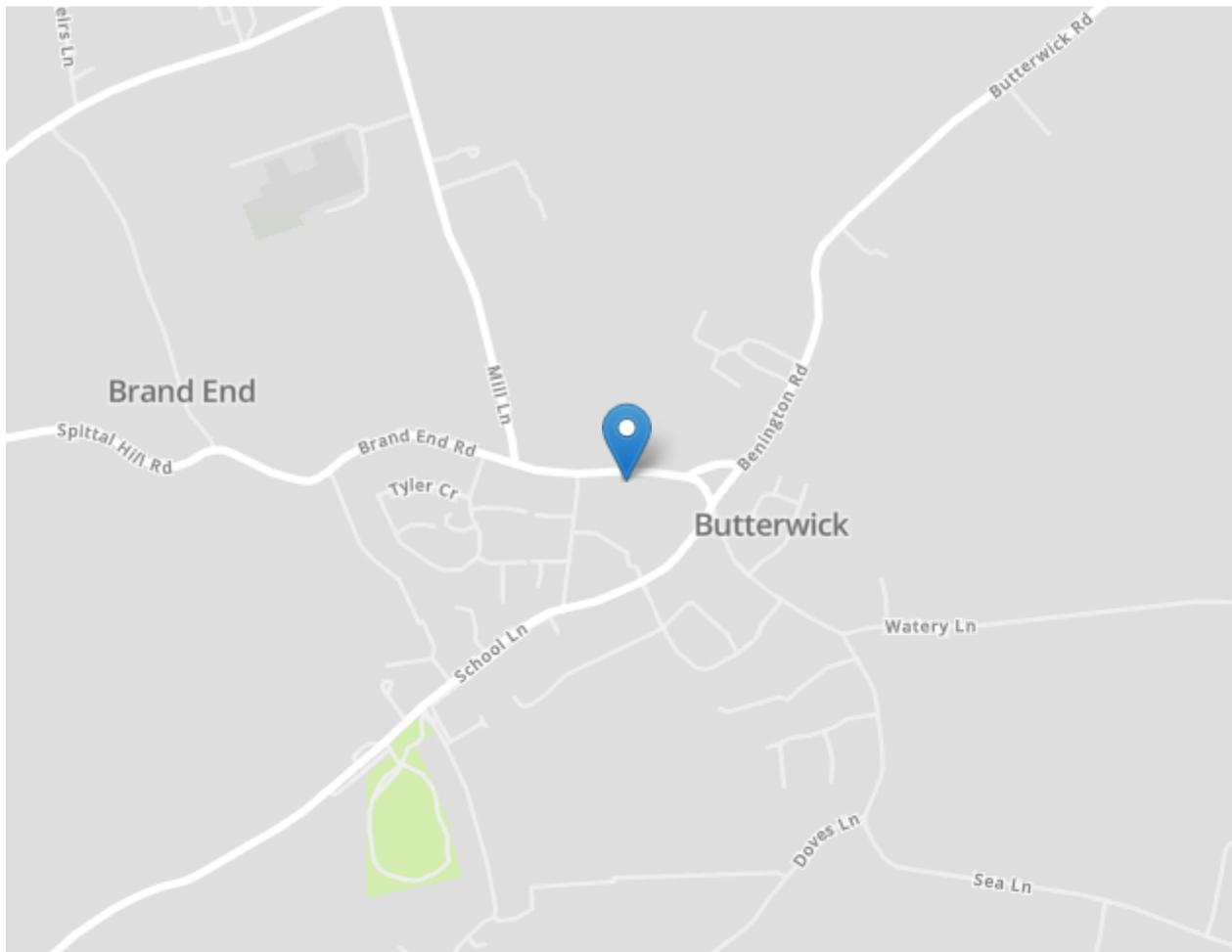
AGENT'S NOTES

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. 100.2 sq. metres (1078.8 sq. feet)



Total area: approx. 100.2 sq. metres (1078.8 sq. feet)

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