



£235,000

3 Tyler Crescent, Butterwick, Boston, Lincolnshire PE22 0JT

SHARMAN BURGESS

**3 Tyler Crescent, Butterwick, Boston,
Lincolnshire PE22 0JT
£235,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door, tiled floor, radiator, coved cornice, ceiling light point, access to roof space, airing cupboard with hot water cylinder and slatted linen shelving within.

LOUNGE

17' 8" (maximum into bay window) x 11' 6" (maximum) (5.38m x 3.51m)

With bay window to front aspect, coved cornice, ceiling light point, wall mounted lighting, radiator.

A three bedroomed detached bungalow situated in the village of Butterwick and offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen diner, utility room, cloakroom, three bedrooms, with en-suite shower room to bedroom one and a family bathroom. Further benefits include a block paved driveway, single garage and good sized garden to the rear.



SHARMAN BURGESS



KITCHEN DINER

11' 3" x 8' 9" (3.43m x 2.67m)

With roll edge work surfaces with tiled splashbacks, one and half bowl sink and drainer unit with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring gas hob with fume extractor above, radiator, coved cornice, ceiling light point, tiled floor, window to rear aspect, extractor fan.

UTILITY ROOM

8' 7" x 5' 6" (2.62m x 1.68m)

With tiled floor, roll edge work surface, plumbing for automatic washing machine, plumbing for dishwasher, space for twin height fridge freezer, coved cornice, radiator, ceiling light point, obscure glazed window to rear aspect, obscure glazed rear entrance door, built-in storage cupboard with shelving within.

CLOAKROOM

Being fitted with a two piece suite comprising WC, wash hand basin, tiled floor, fully tiled walls, coved cornice, ceiling light point, obscure glazed window.

BEDROOM ONE

14' 7" (maximum) x 10' 3" (maximum) (4.45m x 3.12m)

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

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin, shower cubicle with wall mounted electric shower, tiled floor, fully tiled walls, extractor fan, obscure glazed window, coved cornice, ceiling light point, radiator.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

11' 7" (maximum) x 10' 5" (maximum) (3.53m x 3.17m)

With window to front aspect, radiator, coved cornice, ceiling light point.

BEDROOM THREE

11' 7" (maximum) x 6' 10" (maximum) (3.53m x 2.08m)

With window to side aspect, radiator, coved cornice, ceiling light point.

FAMILY BATHROOM

Being fitted with a three piece suite comprising bath with mixer tap and hand held shower attachment, WC, pedestal wash hand basin, tiled floor, fully tiled walls, radiator, obscure glazed window, coved cornice, ceiling light point.

EXTERIOR

To the front, the property is approached over a block paved driveway which provides off road parking as well as vehicular access to the garage. The front garden is predominantly laid to low maintenance gravel.

SINGLE GARAGE

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

REAR GARDEN

Initially laid to a paved patio seating area leading to the remainder which is predominantly laid to lawn, with flower and shrub borders. The garden is fully enclosed by fencing and served by outside tap, power and lighting.

SERVICES

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

REFERENCE

18062024/27519176/HAR



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

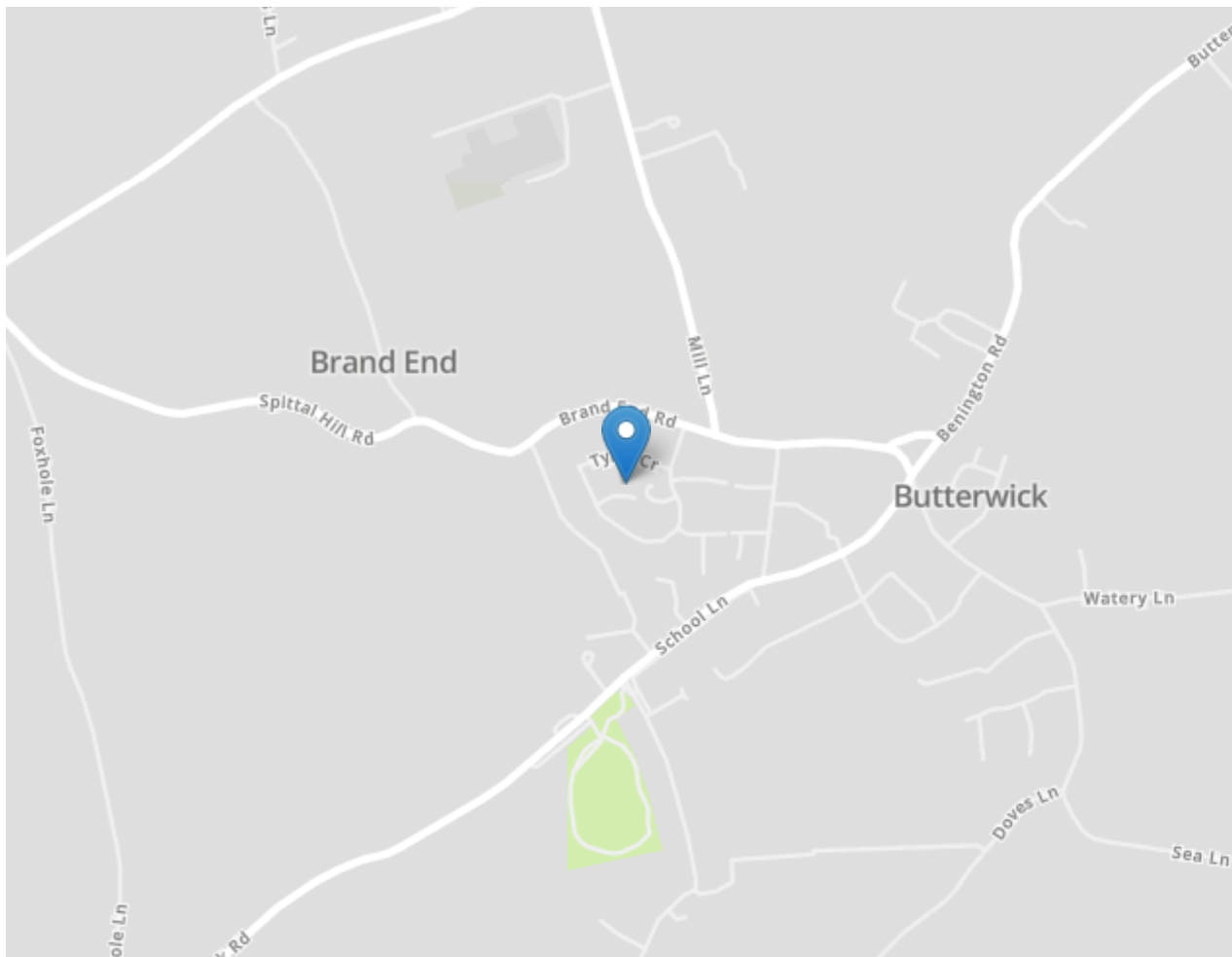
AGENT'S NOTES

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.

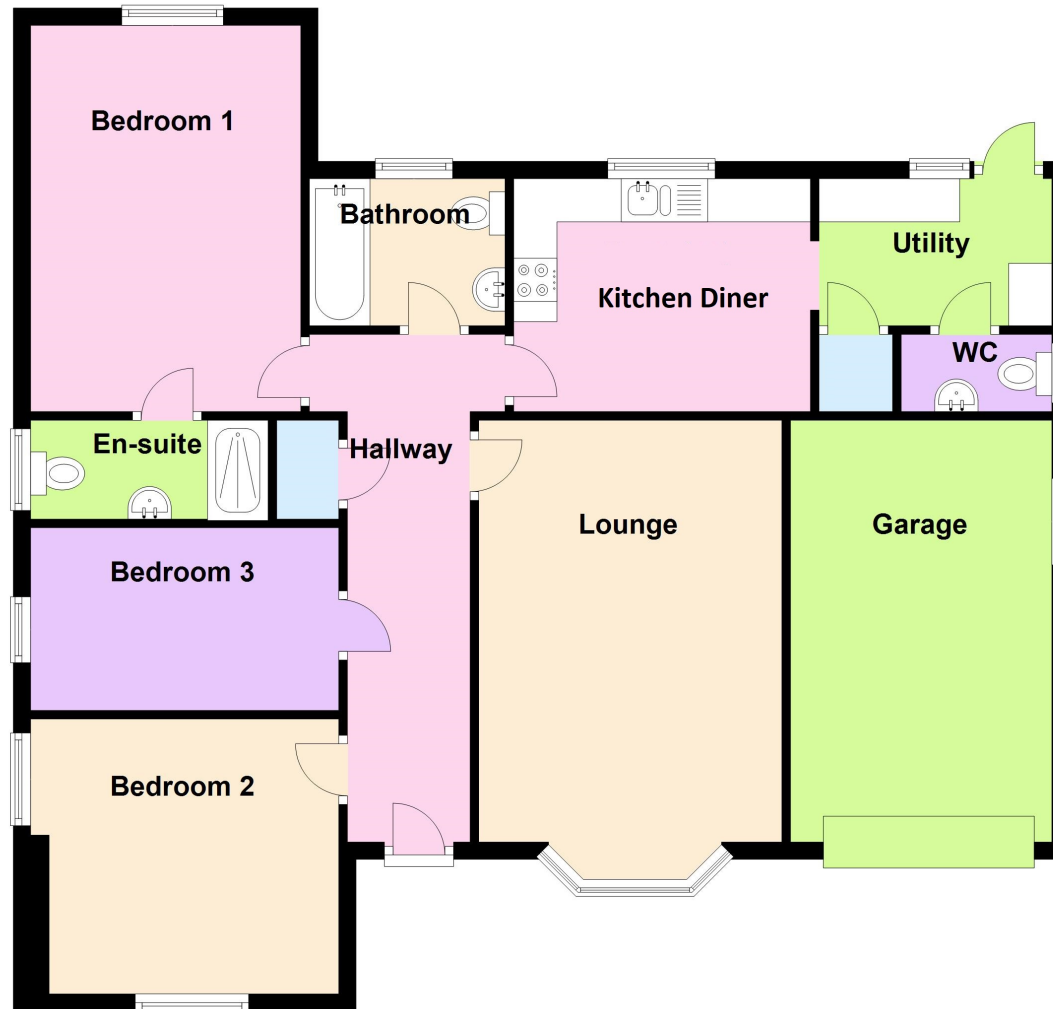
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 102.5 sq. metres (1103.0 sq. feet)



Total area: approx. 102.5 sq. metres (1103.0 sq. feet)



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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(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	