



**£145,000**

2 Little Nuggets, Old Post Office Lane, Butterwick, Boston, Lincolnshire PE22 0EU

**SHARMAN BURGESS**







# SHARMAN BURGESS

Est 1996

Situated within the centre of the popular village of Butterwick and being offered for sale with NO ONWARD CHAIN is this detached bungalow with accommodation comprising an entrance utility, inner hallway, kitchen, dining room, lounge, two double bedrooms and bathroom with separate WC. Further benefits include uPVC double glazing, gas central heating, driveway providing off road parking, detached single garage and gardens primarily to two sides.

## ACCOMMODATION

### ENTRANCE UTILITY AREA

With entrance door, counter top with space and plumbing for automatic washing machine beneath and space for tumble dryer, tiled flooring, ceiling light point, dual aspect windows, glazed door to: -

### INNER HALL

Having coved cornice, ceiling light point, wall mounted coat hooks, dado rail.

### MAIN HALLWAY

Having radiator, coved cornice, two ceiling light points, built-in cloak cupboard with shelving within.

### KITCHEN

10' 9" x 9' 4" (3.28m x 2.84m)

Having roll edge work surfaces with tiled splashbacks, one and a half bowl stainless steel sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units with glazed display cabinets, integrated electric oven and grill, four ring LPG hob with fume extractor above, wood effect laminate flooring, coved cornice, ceiling light point, window, wall mounted Ideal Logic combination gas central heating boiler, space for twin height fridge freezer. Archway through to: -

### DINING ROOM

12' 6" x 9' 9" (3.81m x 2.97m)

Having window, radiator, coved cornice, ceiling light point, access to roof space, wall mounted cabinet housing electric fuse box, wall mounted digital central heating control, built-in storage cupboard.

### FURTHER ENTRANCE LOBBY

Having tiled flooring, obscure glazed door, window, wall light point.

### LOUNGE

14' 10" (maximum measurement) x 12' 7" (maximum measurement) (4.52m x 3.84m)

Having dual aspect windows, radiator, coved cornice, ceiling light point with ornamental ceiling rose, telephone point, fireplace with space for electric fire with fitted inset and hearth and display surround.

### BEDROOM ONE

10' 8" (maximum measurement to built-in wardrobes) x 10' 4" (maximum measurement) (3.25m x 3.15m)

Having window, radiator, coved cornice, ceiling light point, bedroom furniture comprising single wardrobe to either side of bed area with overhead wall mounted lockers, two further built-in wardrobes with hanging rails and shelving within.

### BEDROOM TWO

9' 10" x 9' 5" (3.00m x 2.87m)

Having window, radiator, coved cornice, ceiling light point.

### BATHROOM

Having a two piece suite comprising bath with mixer tap and hand held shower attachment, wash hand basin with vanity unit beneath. Tiled flooring, fully tiled walls, radiator, coved cornice, ceiling light point, obscure glazed window, extractor fan.

### SEPARATE WC

Having WC, tiled flooring, radiator, obscure glazed window, coved cornice, ceiling light point.

## EXTERIOR

The property is approached over a dropped kerb leading to a gravelled driveway which provides off road parking as well as vehicular access to the detached garage.

The property benefits from a paved patio seating area within the garden and additional sections of lawn. The property benefits from a mixture of wrought iron fencing and timber fencing to the majority of the boundaries.

## DETACHED GARAGE

16' 4" x 10' 3" (4.98m x 3.12m)

Having up and over door, served by power and lighting.

## SERVICES

Mains gas, electricity, water and drainage are connected to the property. The kitchen hob is served by bottled LP gas.

## REFERENCE

26817781/29092023/LAD

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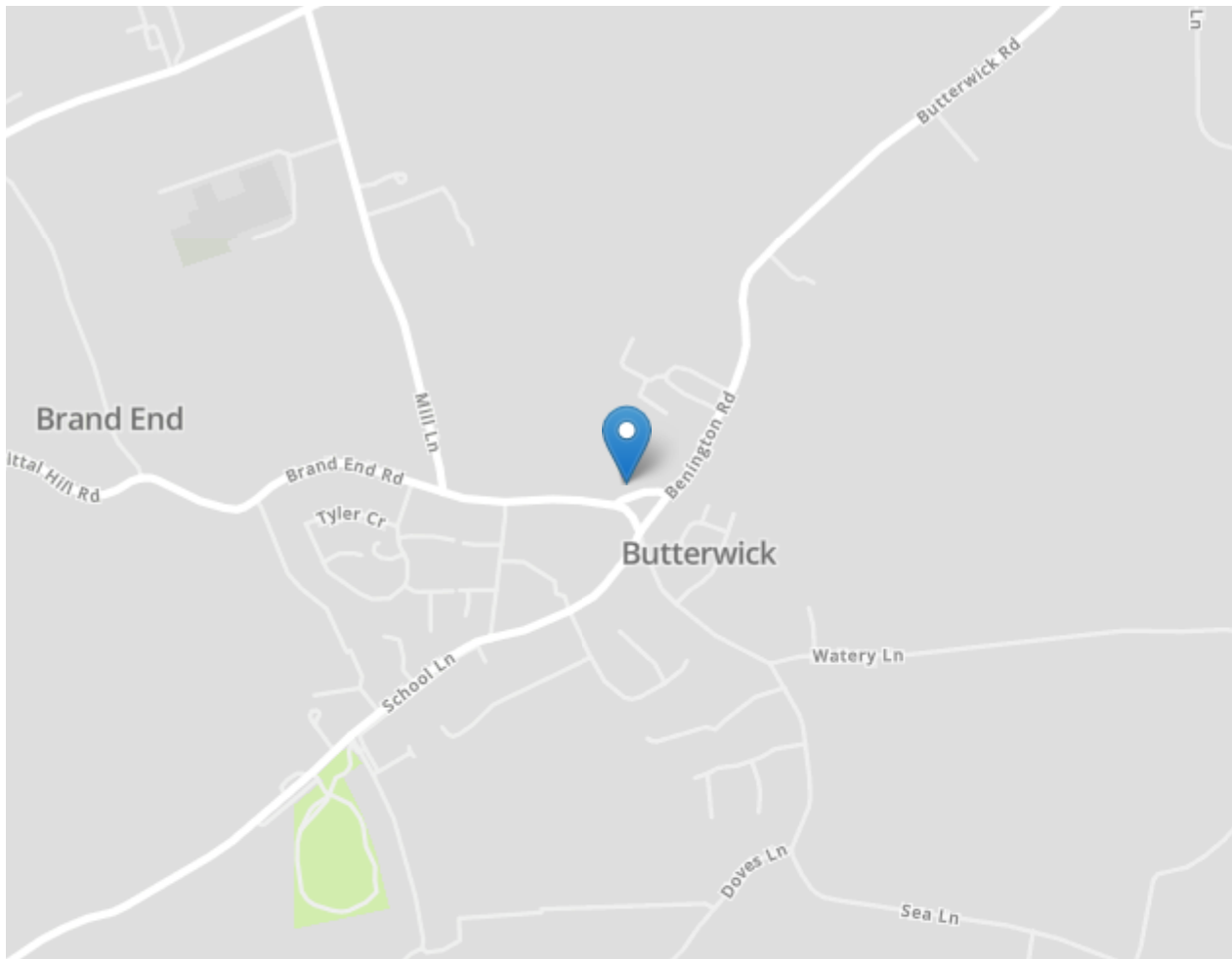
## AGENT'S NOTES

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.

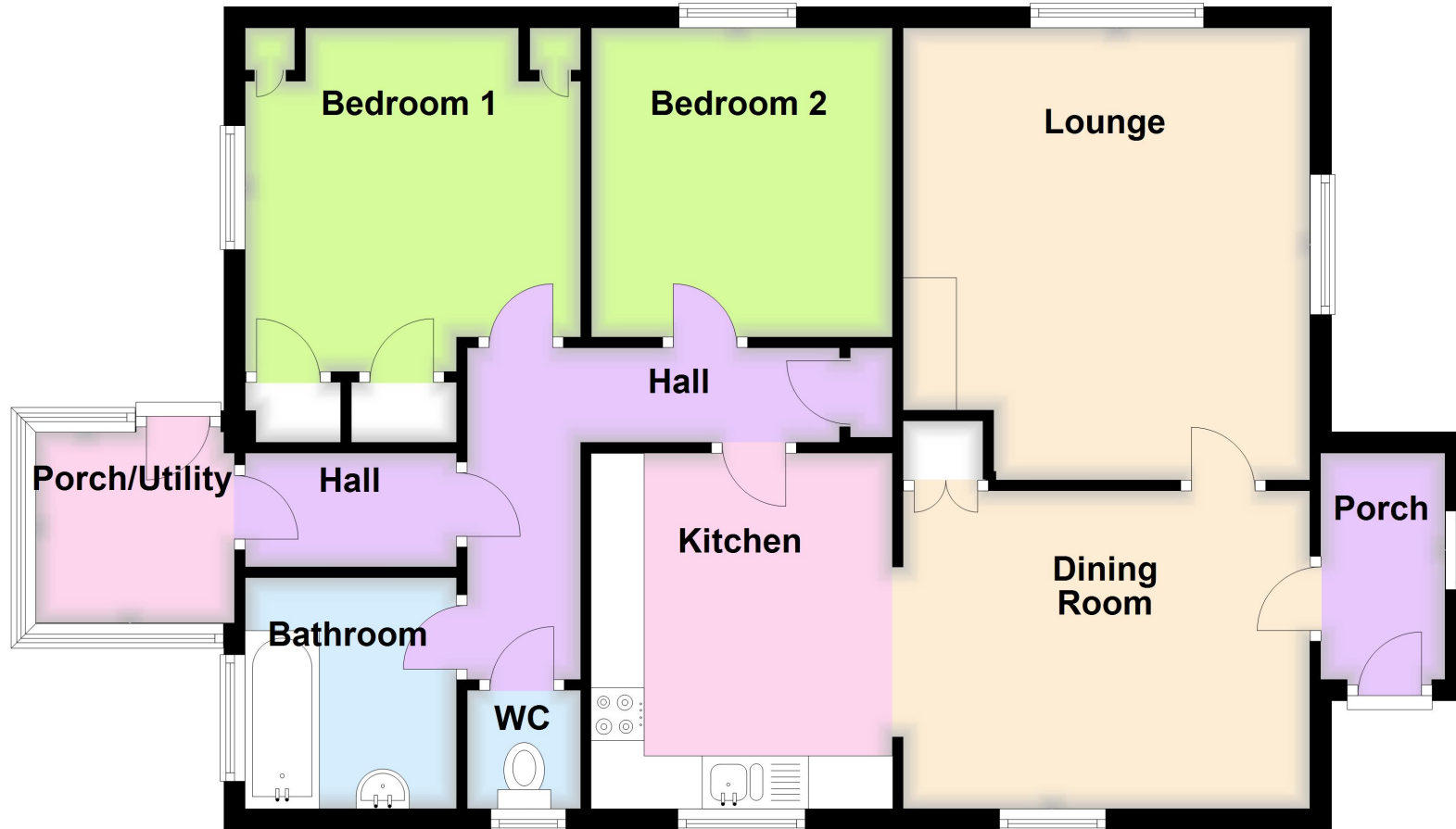


**SHARMAN BURGESS**



## Ground Floor

Approx. 80.4 sq. metres (865.3 sq. feet)



Total area: approx. 80.4 sq. metres (865.3 sq. feet)

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