



**£250,000**

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

**SHARMAN BURGESS**



**17 Tyler Crescent, Butterwick, Boston,  
Lincolnshire PE22 0JT  
£250,000 Freehold**

**ACCOMMODATION:**

Having a partially obscure glazed, with leaded light detail side entrance door leading into:-

**ENTRANCE HALL**

Having a tiled floor, radiator, coved cornice, recessed ceiling lighting, access to the roof space which is accessed via a loft ladder and wall mounted thermostat for the central heating. Built in airing cupboard housing the hot water tank and slatted linen shelving within.

**LOUNGE**

18'6" x 12'1" (5.64m x 3.68m) (both maximum measurements)

Having a window to the front aspect, television aerial point, telephone point, coved cornice, ceiling light point with additional wall light points and radiator. Electric fire with fitted hearth and display surround.



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### KITCHEN/DINER

16' 8" (maximum measurement) x 9' 6" (5.08m x 2.90m)

This well presented kitchen comprising roll edge work surface with matching upstand, inset one and half stainless steel sink and drainer with mixer tap with a range of base level storage units and further drawer units. Space for twin height fridge/freezer, integrated oven and grill, four ring gas hob with glass splash back and illuminated fume extractor. A further range of matching eye wall units with the kitchen/diner having dual aspect windows to the front and side, radiator, coved cornice and recessed ceiling lighting.

### UTILITY ROOM

With a continuation of the tiled floor of that in the kitchen and having roll edge work surfaces with matching upstand, plumbing for automatic washing machine and plumbing for a dishwasher. Fitted larder style unit providing storage space and additional wall mounted unit. Obscure glazed window to the side aspect, obscure glazed door, radiator, coved cornice and ceiling light point.

### BEDROOM ONE

13' 2" x 9' 4" (4.01m x 2.84m)

Having a window to the rear aspect, radiator coved cornice and ceiling light point.

### BEDROOM TWO

12' 3" x 10' 0" (3.73m x 3.05m)

Having a radiator to the rear aspect, coved cornice and ceiling light point.

### BEDROOM THREE (CURRENTLY BEING USED AS AN ADDITIONAL RECEPTION ROOM)

9' 1" x 8' 4" (2.77m x 2.54m)

Having a window to the side aspect, radiator, coved cornice and ceiling light point.



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### BATHROOM

9' 4" x 6' 0" (2.84m x 1.83m)

Comprising a modern four piece suite with wc with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, panel bath, corner shower cubicle with a wall mounted Aqualisa shower and fitted shower screen. Tiled floor, fully tiled walls, obscure glazed window, radiator, extractor fan, coved cornice and ceiling light point.

### EXTERIOR

The property is approached over a drop kerb which leads onto the block paved driveway which provides off road parking extending to the left hand side of the property with a low maintenance front garden with gravel borders with two further shrub and plant borders.

### GARAGE

17' 9" x 9' 4" (5.41m x 2.84m)

Having an electric remote control roller door and being served with power and lighting. Wall mounted consumer unit for the electrics, window to the rear and personnel door to the rear garden. The garage houses the wall mounted Worcester gas central heating boiler.

### REAR GARDEN

Gated access leads to the gardens which are situated to both the side and rear of the property and have been designed with predominately low maintenance in mind. There are large sections of granite gravel with paved patio seating areas providing entertaining space with the garden also having some plant and shrub borders and a vegetable patch, within the rear left hand corner is a timber summer house. The garden is fully enclosed with fencing and is served with outside lighting.

### SERVICES

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

### REFERENCE

210122/SMI



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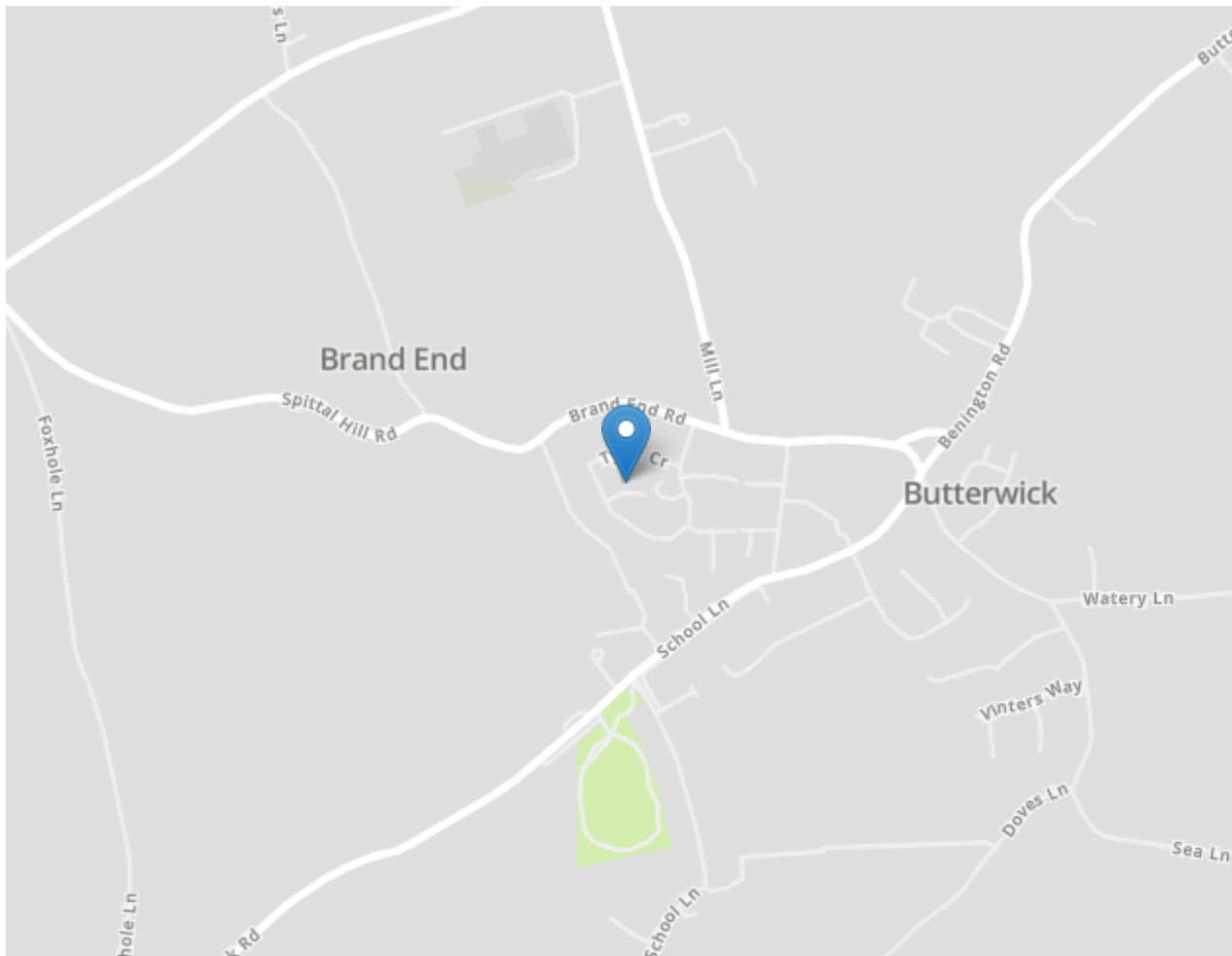
## AGENT'S NOTES

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.

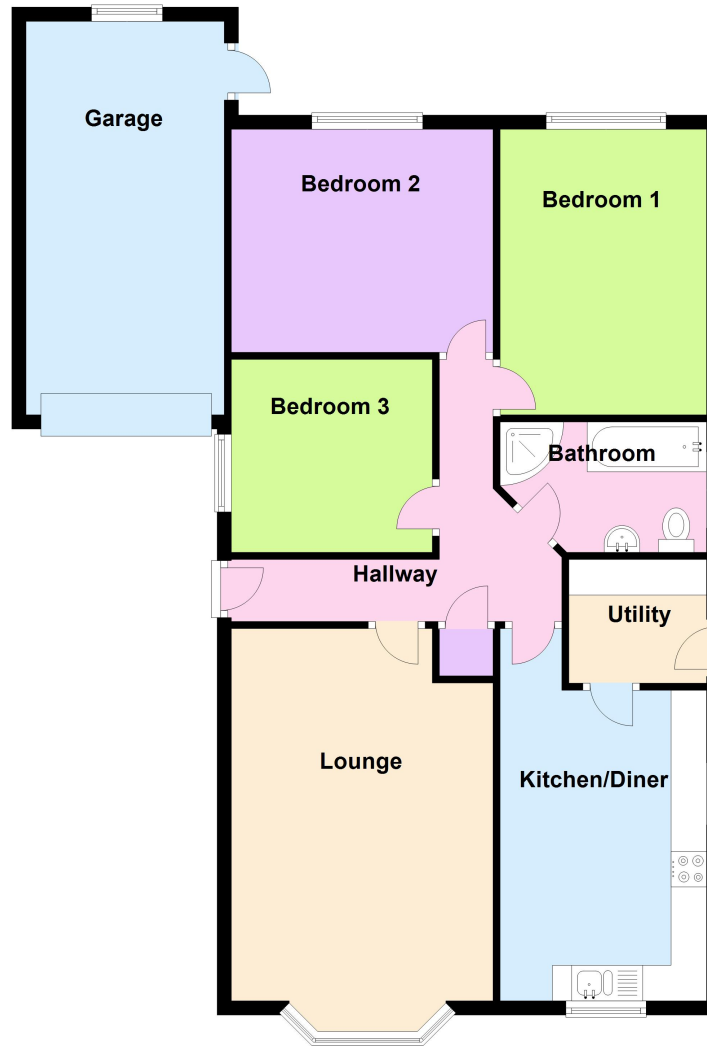


**SHARMAN BURGESS**



# Ground Floor

Approx. 98.1 sq. metres (1055.5 sq. feet)



Total area: approx. 98.1 sq. metres (1055.5 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		87
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC