



SHARMAN BURGESS Est. 1996  
**FOR SALE**  
01205 361161

**£299,950**

13 Church Road, Butterwick, Boston, Lincolnshire PE22 0HT

**SHARMAN BURGESS**

**13 Church Road, Butterwick, Boston,  
Lincolnshire PE22 0HT  
£299,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having a partially obscure glazed front entrance door with obscure glazed windows to either side, staircase rising to first floor landing, under stairs storage cupboard, tiled flooring, radiator, coved cornice, ceiling light point with ornamental ceiling rose, door to: -

**LOUNGE**

14' 9" (maximum measurement) x 12' 4" (maximum measurement) (4.50m x 3.76m)

Having window to front aspect, radiator, coved cornice, ceiling light point with ornamental ceiling rose, living flame gas fireplace with fitted insert and hearth and display surround.

An extended, detached house being offered for sale with NO ONWARD CHAIN, situated towards the centre of Butterwick village enjoying views of the church to the front. Accommodation comprises an entrance hall, lounge, large breakfast kitchen, dining room, conservatory, utility room and ground floor shower room. To the first floor are four bedrooms and a family bathroom arranged off a landing, with bedroom one benefitting from a dressing area. Further benefits include a block paved driveway, single garage, gas central heating and well presented approximately south facing rear garden.



**SHARMAN BURGESS**

### BREAKFAST KITCHEN

18' 7" (maximum measurement) x 11' 7" (5.66m x 3.53m)  
This well appointed, large kitchen comprises roll edge work surfaces, one and a half bowl sink and drainer with mixer tap, extensive range of base level storage units, drawer units, matching eye level wall units including corner display shelving and glazed display cabinets, return work surface providing breakfast bar. Integrated appliances including fridge, freezer, dishwasher, double oven and grill, microwave oven and four ring induction hob with fume extractor above. Tiled flooring, coved cornice, ceiling mounted lighting, window to rear aspect, space for twin height fridge freezer. Door to Utility. Open plan through to: -

### DINING ROOM

10' 7" x 9' 8" (3.23m x 2.95m)  
Having window to side aspect, two Velux windows, radiator, coved cornice, ceiling recessed lighting. Patio door to: -

### CONSERVATORY

11' 0" x 10' 3" (3.35m x 3.12m)  
Of brick and uPVC double glazed construction with polycarbonate roof. Having door leading to the exterior, power and lighting, tiled flooring with electric under floor heating.

### UTILITY ROOM

7' 5" x 6' 5" (2.26m x 1.96m)  
Having counter top, wall mounted storage cabinet, base level storage cabinet, plumbing for automatic washing machine, radiator, tiled flooring, ceiling light point, window to rear aspect, obscure glazed entrance door. Door to: -



**SHARMAN  
BURGESS** Est 1996

### GROUND FLOOR SHOWER ROOM

Having a modern three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, shower cubicle with wall mounted mains fed shower and fitted shower screen, tiled flooring with electric under floor heating, fully tiled walls, ceiling recessed lighting, extractor fan, obscure glazed window, heated towel rail.

### FIRST FLOOR LANDING

Having coved cornice, ceiling light point, access to roof space which is served by a loft ladder and boarded to the majority.

### BEDROOM ONE

17' 0" (maximum measurement) x 8' 2" (maximum measurement) (5.18m x 2.49m)

Having window to front aspect, radiator, coved cornice, ceiling recessed lighting, range of fitted bedroom furniture comprising bedside drawers, built-in wardrobes with overhead storage lockers and a fitted dressing table. Archway through to: -

### DRESSING ROOM

6' 6" x 6' 4" (measurement taken to built-in wardrobes) (1.98m x 1.93m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, wash hand basin with mixer tap and vanity unit beneath with wall mounted mirror and lighting above, built-in wardrobes with sliding doors and hanging rails and shelving within.

### BEDROOM TWO

14' 1" x 11' 9" (4.29m x 3.58m)

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



**SHARMAN  
BURGESS** Est 1996



### BEDROOM THREE

10' 8" (measurement taken to built-in wardrobes) x 11' 5" (3.25m x 3.48m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in airing cupboard housing the Viessmann combination gas central heating boiler and radiator within.

### BEDROOM FOUR

7' 8" (maximum measurement) x 7' 4" (maximum measurement) (2.34m x 2.24m)

Having window to front aspect, coved cornice, ceiling light point, built-in wardrobe with sliding doors and shelving within.

### FAMILY BATHROOM

Having a three piece suite comprising bath with mixer tap and hand held shower attachment, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath with wall mounted mirror and lighting and cabinets to either side. Coved cornice, ceiling light point, obscure glazed window to rear aspect, heated towel rail.



**SHARMAN  
BURGESS** Est 1996

## EXTERIOR

To the front, the property is approached over a block paved driveway which provides off road parking and hardstanding as well as vehicular access to the garage. There is a low level brick wall to the front boundary and the front garden comprises lawned section with flower and shrub borders.

The rear garden initially comprises a good sized paved area providing patio space surrounded by low level wall to the majority. The remainder of the garden is predominantly laid to lawn, with flower and shrub borders. The garden is enclosed by fencing and served by outside tap and lighting. The garden benefits from a lean-to shed of timber construction with concrete tiled floor, which has formerly been used as a workshop.

## GARAGE

16' 5" x 8' 2" (5.00m x 2.49m)

Having up and over door door, served by power, lighting and cold water tap, housing the electric meter and electric fuse box.

## SERVICES

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

## REFERENCE

26800886/27092023/WOO



**SHARMAN  
BURGESS** Est 1996

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](http://www.yellowfinancial.co.uk)**

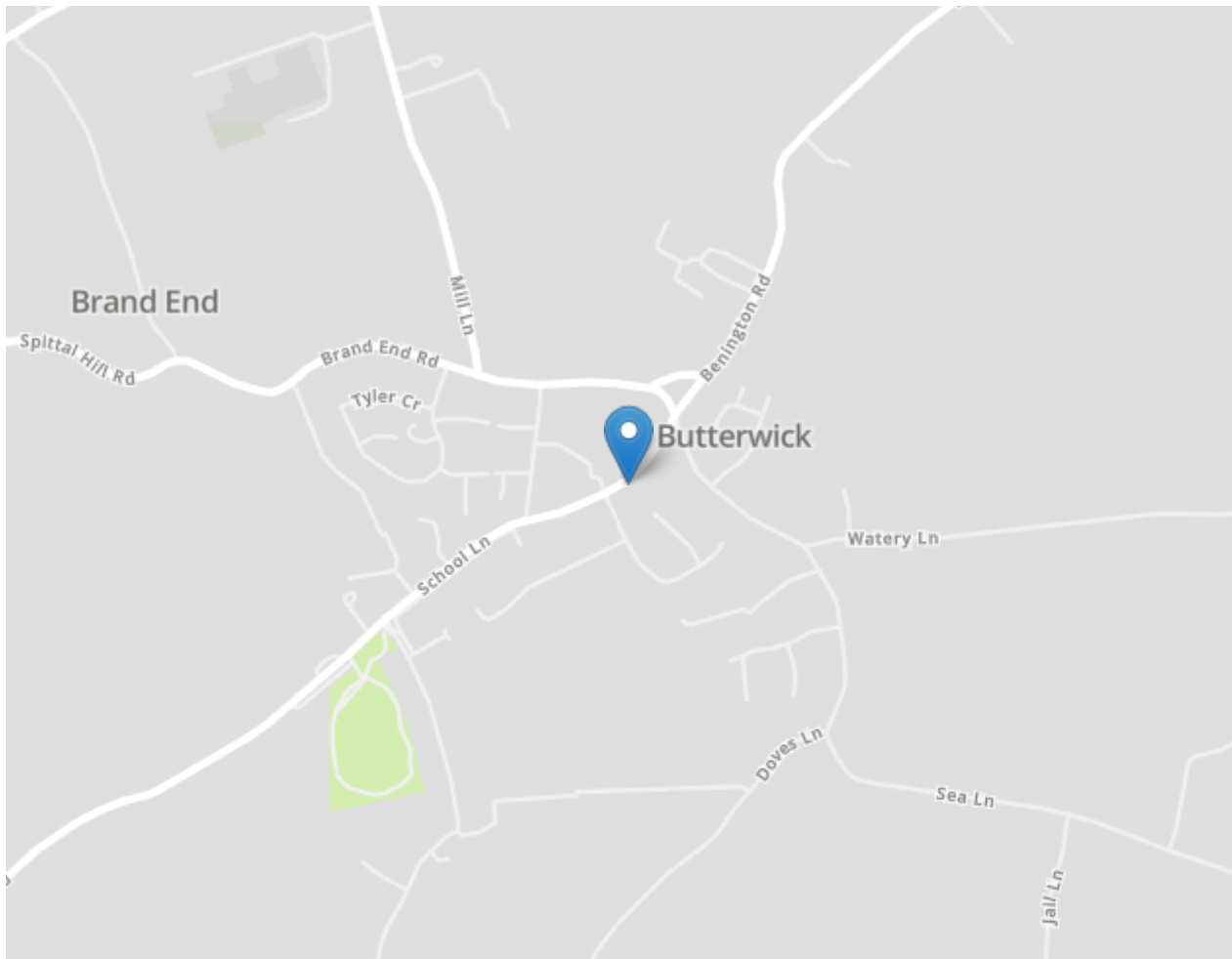
## AGENT'S NOTES

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.

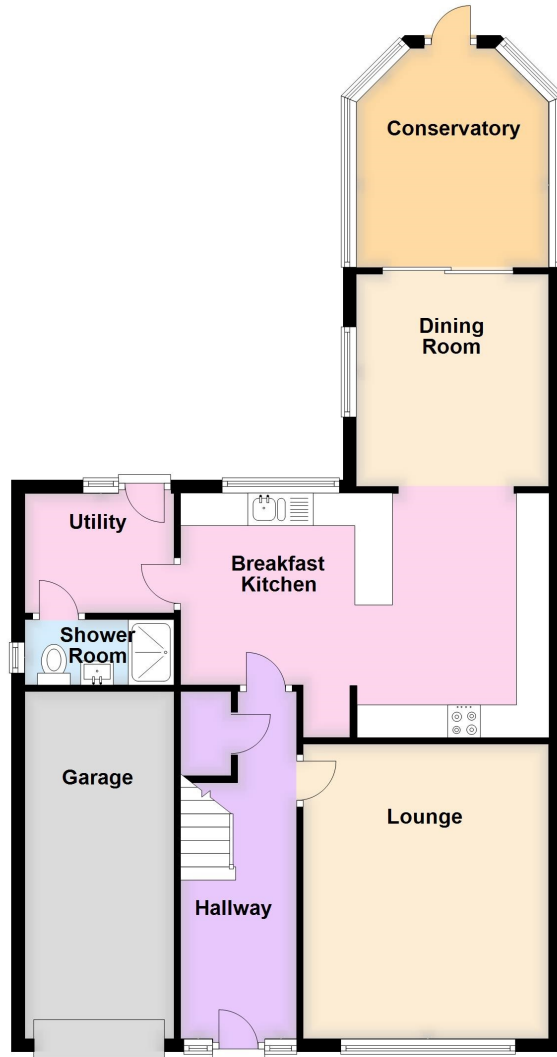
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

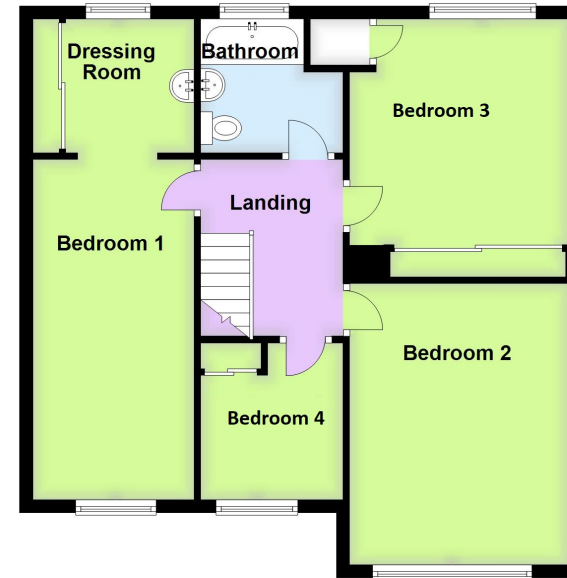


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 86.5 sq. metres (931.2 sq. feet)



**First Floor**  
Approx. 63.7 sq. metres (685.5 sq. feet)



Total area: approx. 150.2 sq. metres (1616.7 sq. feet)



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	