



£179,950

21 Peter Paine Close, Butterwick, Boston, Lincolnshire PE22 0HA

SHARMAN BURGESS

**21 Peter Paine Close, Butterwick, Boston,
Lincolnshire PE22 0HA
£179,950 Freehold**

ACCOMMODATION

KITCHEN

12' 6" x 6' 10" (3.81m x 2.08m)

Having partially obscure glazed side entrance door, counter tops with inset stainless steel one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated oven, gas hob with illuminated fume extractor above, space for twin height fridge freezer, plumbing for automatic washing machine, coved cornice, ceiling light point, window to side elevation.



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LOUNGE DINER

17' 0" x 13' 1" (maximum) (5.18m x 3.99m)

Having wood effect laminate flooring, radiator, two windows to front elevation, coved cornice, two ceiling light points, TV aerial point, telephone point, living flame coal effect gas fireplace with fitted inset and hearth and display surround.

INNER HALL

Having wood effect laminate flooring, access to loft, radiator, ceiling light point, built-in boiler cupboard housing the Worcester gas combination central heating boiler.

BATHROOM

Being fitted with a three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, panelled bath with mixer tap, and wall mounted mains fed shower above with concertina shower screen and additional built-in storage, tiled floor, fully tiled walls, ceiling light point, obscure glazed window, heated towel rail.

BEDROOM TWO

10' 9" (maximum) x 9' 5" (maximum including built-in bedroom furniture) (3.28m x 2.87m)

Having window to rear elevation, coved cornice, ceiling light point, radiator, built-in wall mounted units.

STUDY/OFFICE

10' 9" (maximum) x 7' 3" (maximum) (3.28m x 2.21m)

Having wood effect laminate flooring, radiator, coved cornice, ceiling light point, door to Bedroom One, French doors through to:

-



**SHARMAN
BURGESS** Est 1996

SUN ROOM

11' 8" (maximum) x 16' 5" (maximum) (3.56m x 5.00m)

Of uPVC double glazed construction. Having wood effect laminate flooring, radiator, TV aerial point, French doors leading to the rear garden, additional door leading to the driveway.

BEDROOM ONE

15' 7" (maximum including entrance area) x 11' 10" (4.75m x 3.61m)

Having radiator, coved cornice, ceiling light point, window to rear elevation. Door to: -

EN-SUITE SHOWER ROOM

Being fitted with a 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 within and fitted shower screen, fully tiled walls, obscure glazed window to front elevation, heated towel rail, wall mounted Levante electric heater, ceiling mounted lighting, extractor fan.

EXTERIOR

To the front, the property has double wrought iron gates leading to the driveway which extends to the left hand side of the property and is served by lighting. There is also an area of granite gravelled hardstanding providing further space for vehicles and an additional paved hardstanding area with additional wrought iron double gates.

SINGLE GARAGE

15' 4" x 8' 4" (4.67m x 2.54m)

Of brick and fibreglass construction. Having electric roller door, served by power and lighting, uPVC window, uPVC double glazed door leading into the rear garden.

REAR GARDENS

The attractive rear gardens are predominantly situated to the side and rear of the property and comprise sections of raised and low level flower and shrub borders, paved seating areas and lawned sections. The gardens are fully enclosed by a fencing and served by external tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

18022025/28731118/GRE



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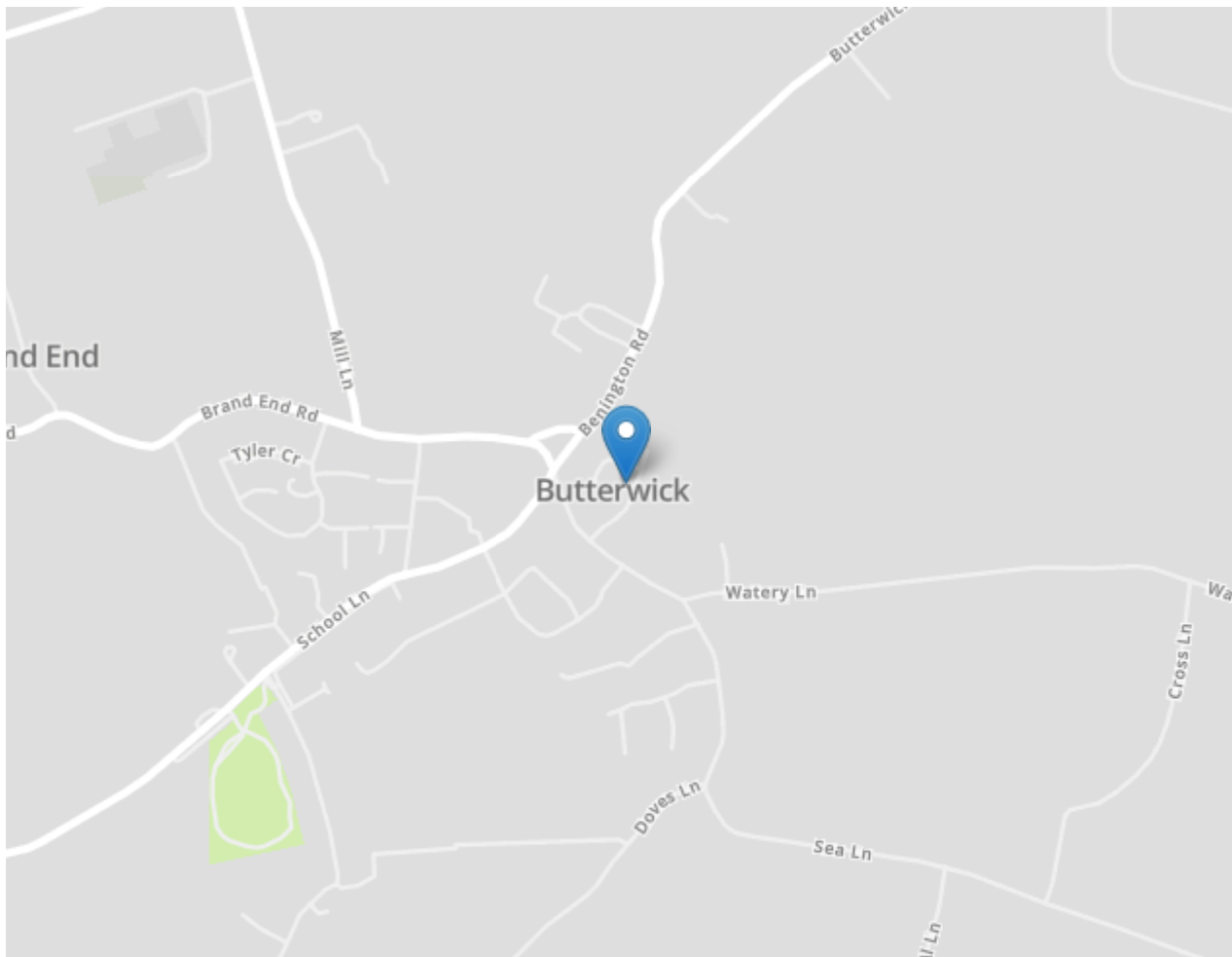
AGENT'S NOTES

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. 98.8 sq. metres (1063.0 sq. feet)



Total area: approx. 98.8 sq. metres (1063.0 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC