



**£174,950**

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

**SHARMAN BURGESS**

**19 Peter Paine Close, Butterwick, Boston,  
Lincolnshire PE22 0HA  
£174,950 Freehold**

**ACCOMMODATION**

**KITCHEN**

12' 6" x 7' 2" (3.81m x 2.18m)

Being fitted with counter tops and inset stainless steel one and a half bowl sink and drainer with mixer tap, concealed hot water unit, range of modern base level storage units, drawer units and matching eye level wall units, space for standard height fridge and freezer, plumbing for automatic washing machine, integrated double oven and grill, four ring electric hob with stainless steel fume extractor above, coved cornice, ceiling mounted strip light, additional ceiling light point, window to side aspect, partially obscure glazed side entrance door,

Situated in a cul-de-sac location within the popular village of Butterwick is this detached bungalow with the added advantage of a sun room to the rear. Accommodation comprises a modern kitchen, lounge diner, inner hallway, two bedrooms, a modern shower room and the aforementioned sun room with two sets of double doors leading out to the garden. Further benefits include driveway with car port and uPVC double glazing throughout.



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### **LOUNGE DINER**

16' 10" (maximum) x 13' 4" (maximum) (5.13m x 4.06m)  
Having two windows to front aspect, electric night storage heater, coved cornice, two ceiling light points, additional wall mounted lighting, TV aerial point, wiring for satellite TV, feature fitted multi-fuel burner with tiled hearth, decorative tiled surround and display mantle.

### **INNER HALLWAY**

With ceiling light point, access to roof space, built-in cloak cupboard with slatted linen shelving within.

### **SHOWER ROOM**

Being fitted with a modern three piece suite comprising shower cubicle with wall mounted electric shower and hand held shower attachment within and fitted shower screen, pedestal wash hand basin with tap and Newlec wall mounted hot water, push button WC, obscure glazed window to side aspect, extractor fan, ceiling light point, wall mounted electric heated towel rail.

### **BEDROOM ONE**

9' 5" (maximum) x 10' 9" (maximum) (2.87m x 3.28m)  
With window to rear aspect, electric panel heater, ceiling light point.

### **BEDROOM TWO**

7' 2" (maximum) x 10' 8" (maximum) (2.18m x 3.25m)  
With wall mounted electric heater, electric night storage heater, ceiling light point, sliding patio doors leading through to:-



**SHARMAN  
BURGESS** Est 1996

### SUN ROOM

15' 3" x 8' 8" (4.65m x 2.64m)

With dual aspect windows, two sets of double doors leading out to the garden, served by power and lighting. The Vendors informs the Agent that the room benefits from a thermal insulated roof which makes it a useable, comfortable space all year round.

### EXTERIOR

The property is approached over a driveway with wrought iron double gates leading to the driveway and car port which provides off road parking and sheltered parking area. The driveway is served by an outside light and tap. The front garden comprises grass with plant and shrub borders and fence to the front boundary.

Gated access leads to the well maintained rear garden which comprises sections of paved seating, a central lawned area with slate borders and a pond with aquatic plants. The garden is served by external power and lighting, is enclosed by fencing and houses a large timber garden shed.

### SERVICES

Mains electricity, water and drainage are connected to the property. The vendors inform the agent that neighbouring properties are served by mains gas, however, prospective purchasers are advised to make their own enquiries prior to purchase.

### REFERENCE

14062024/27824640/GAT



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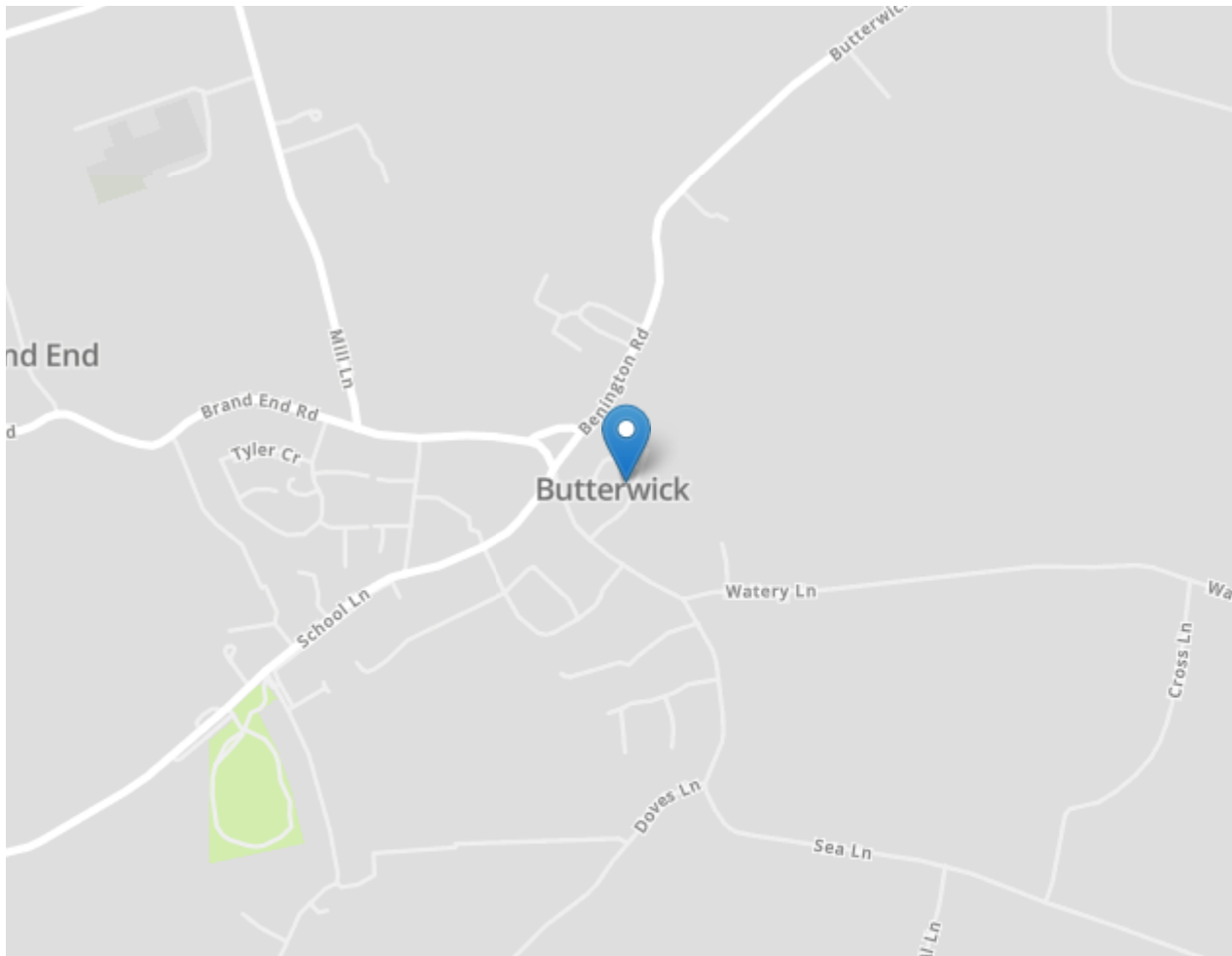
## AGENT'S NOTES

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.

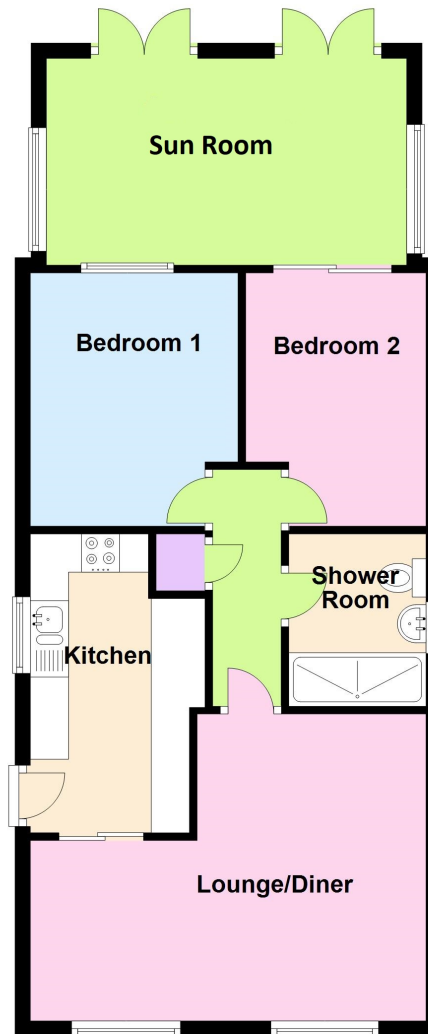
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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### Ground Floor

Approx. 63.9 sq. metres (687.8 sq. feet)



Total area: approx. 63.9 sq. metres (687.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC