



SHARMAN  
BURGESS  
FOR SALE  
01205 361161

**£205,000**

7 Marshall Grove, Butterwick, Boston, Lincolnshire PE22 0JU

**SHARMAN BURGESS**

**7 Marshall Grove, Butterwick, Boston,  
Lincolnshire PE22 0JU  
£205,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially obscure glazed side entrance door, staircase leading off, radiator, ceiling light point.

**LOUNGE**

18' 3" (maximum) x 11' 7" (maximum) (5.56m x 3.53m)

Having radiator, ceiling light point, window to rear aspect, wall mounted feature electric fireplace, TV aerial point, wiring for satellite TV, glazed double doors through to: -

A highly impressive and improved semi-detached house with an approximate south facing rear garden enjoying an outdoor entertainment area including a bar. Accommodation comprises an entrance hall, large open plan kitchen diner, two piece cloakroom, lounge, brick and uPVC conservatory to the rear. To the first floor are three good sized bedrooms and an impressive Contemporary style modern shower room. Further benefits include a gravelled driveway providing off road parking, gas central heating and uPVC double glazing.



**SHARMAN BURGESS**



#### CONSERVATORY

11' 8" (maximum) x 9' 7" (maximum) (3.56m x 2.92m)

Of brick and uPVC double glazed construction with polycarbonate roof. With ceiling light point incorporating fan, double doors leading to the garden, radiator, power points.

#### OPEN PLAN KITCHEN DINER

18' 2" (maximum) x 16' 4" (maximum) (5.54m x 4.98m)

Incorporating both kitchen and dining spaces comprising roll edge work surfaces with tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, plumbing for dishwasher, plumbing for washing machine, space for condensing tumble dryer, space and cold water feed for American style fridge freezer, integrated four ring gas hob with stainless steel splashback and illuminated stainless steel fume extractor above, integrated waist height oven and grill, gas combination central heating boiler, return work surface providing breakfast bar, radiator, window to front aspect, ceiling mounted speakers, ceiling recessed lighting. The dining area benefits from a bow window to the front aspect, radiator, ceiling light point, built-in storage with mirrored sliding doors and shelving within.

#### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising wash hand basin with mixer tap, vanity unit and tiled splashback, WC, wall mounted heated towel rail, ceiling light point.

#### FIRST FLOOR LANDING

With access to roof space, ceiling light point, radiator.

#### BEDROOM ONE

10' 9" (maximum) x 11' 8" (maximum) (3.28m x 3.56m)

With window to rear aspect, radiator, ceiling light point, TV aerial point. Walk-in wardrobe with coving, ceiling light point, hanging rails and shelving within. Further built-in over stairs storage cupboard with light within.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM TWO

14' 2" (maximum) x 10' 10" (including entrance area) (4.32m x 3.30m)

With window to front aspect, radiator, ceiling light point.

### BEDROOM THREE

10' 8" x 8' 1" (3.25m x 2.46m)

With window to front aspect, radiator, ceiling light point.

### SHOWER ROOM

Being fitted with a Contemporary style modern suite comprising large shower area with wall mounted Aqualisa Quartz digital shower with ceiling mounted rain effect shower head and further hand held shower attachment, push button WC, wash hand basin with mixer tap and storage beneath and wall mounted heated illuminated mirror above. Obscure glazed window to rear aspect, ceiling recessed lighting, heated towel rail.

### EXTERIOR

To the front, the property benefits from a dropped kerb leading to a gravelled driveway which provides off road parking. There is low level hedging to the front boundary. Gated access leads to the side entrance.

The rear garden benefits from a superb approximate south facing aspect and initially comprises a paved patio seating area leading to a further larger section of raised decking providing further seating space. The garden is predominantly laid to lawn with gravelled borders and an additional circular paved area with feature lighting. The rear section of garden houses a further paved patio with: -

### COVERED SEATING AND BAR AREA

14' 8" x 9' 6" (4.47m x 2.90m)

With fitted corner bar, served by power and lighting.

### ADJOINING WORKSHOP/STORE

11' 2" (maximum internal measurement) x 8' 8" (maximum internal measurement) (3.40m x 2.64m)

With double doors, served by power and lighting.

The garden is fully enclosed by fencing and served by an outdoor tap and power.

### SERVICES

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

### REFERENCE

09072024/27929564/MUL



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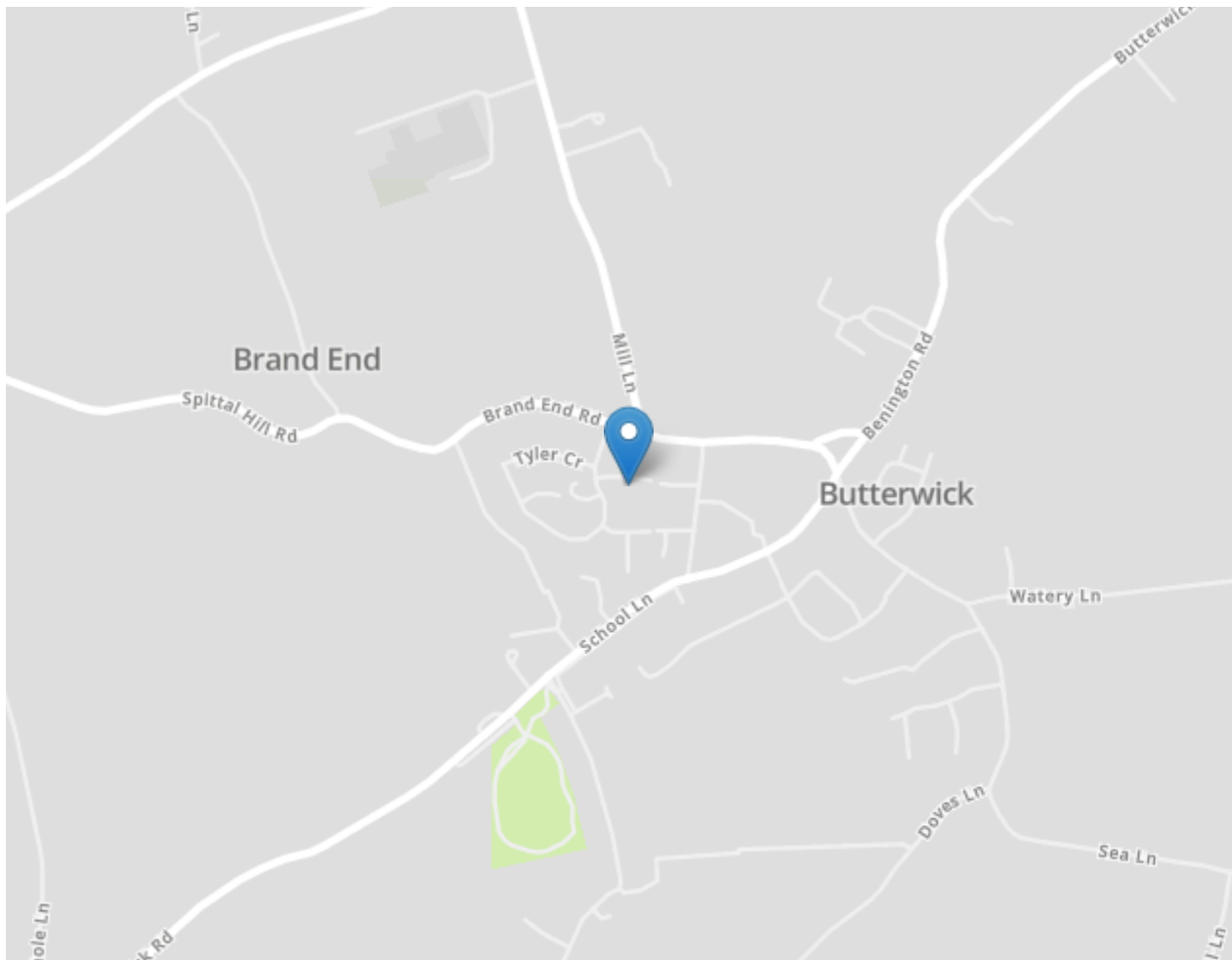
## AGENT'S NOTES

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.

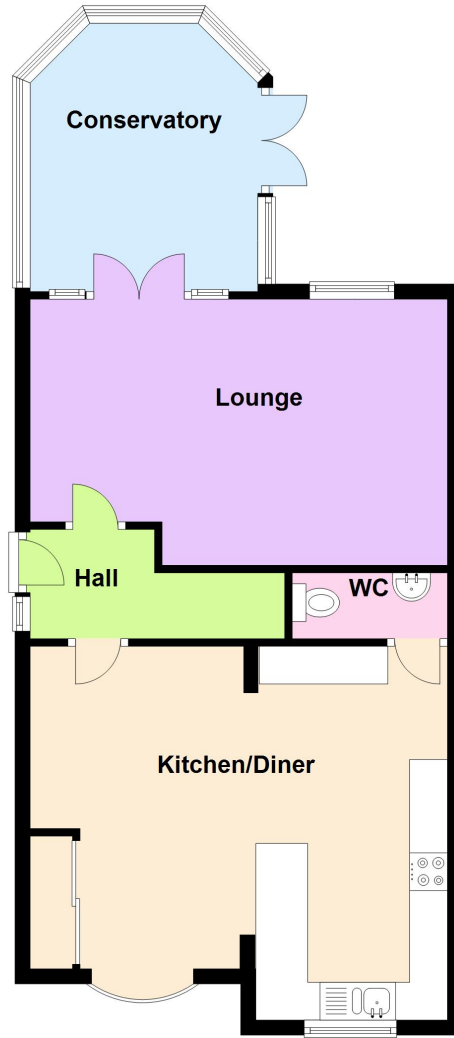
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

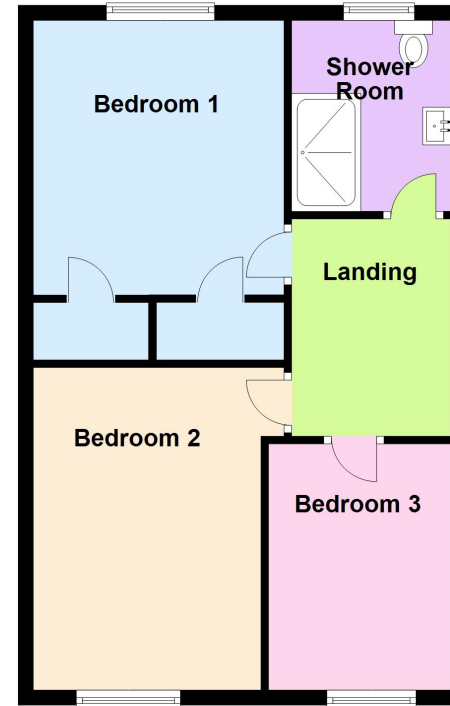


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 61.4 sq. metres (660.9 sq. feet)



**First Floor**  
Approx. 49.1 sq. metres (528.4 sq. feet)



Total area: approx. 110.5 sq. metres (1189.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	76
(39-54)	<b>E</b>		
(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	