



**£225,000**

10 St Andrews Road, Butterwick, Boston, Lincolnshire PE22 0HY

**SHARMAN BURGESS**



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Lincolnshire PE22 0HY  
£225,000 Freehold**

#### ACCOMMODATION

##### ENTRANCE HALL

Entered via a uPVC front entrance door and having radiator, telephone point, access to roof space, built-in cupboard, digital central heating programmer, built-in airing cupboard housing the hot water cylinder with immersion heater.

##### LOUNGE

15'9" (maximum) x 12'7" (maximum) (4.80m x 3.84m)

Having feature ornamental fireplace incorporating electric fire but also with gas point, TV aerial point, two radiators, sealed unit double glazed sliding patio door to:-

Offered for sale with NO ONWARD CHAIN is this three bedroomed detached bungalow situated in a cul-de-sac location within the popular village of Butterwick. Gas centrally heated accommodation includes lounge, conservatory, breakfast kitchen with utility room, refitted shower room and en-suite shower room to main bedroom. Garage and driveway. Fully enclosed low maintenance rear garden.



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#### CONSERVATORY

10' 11" x 9' 2" (3.33m x 2.79m)

Of brick construction with uPVC double glazed windows and French doors leading to the rear garden and having two wall light points and tiled floor.

#### BREAKFAST KITCHEN

13' 2" x 8' 9" (4.01m x 2.67m)

Being fitted with a range of units comprising work surfaces complemented by tiled splashbacks and having inset single drainer sink unit, range of base cupboards and drawers with matching wall mounted cupboards, integrated gas hob with electric fan assisted oven beneath and fume extractor above, integrated fridge with concealing cupboard door front, radiator, telephone point, TV aerial point, vinyl floor covering, fluorescent strip light.

#### UTILITY ROOM

5' 11" x 5' 10" (1.80m x 1.78m)

Having fitted work surface with single drainer stainless steel sink unit complemented by tiled splashback and with storage cupboard beneath, wall mounted storage cupboards, plumbing for automatic washing machine, radiator, extractor fan, vinyl floor covering, uPVC double glazed rear entrance door.

#### SHOWER ROOM

8' 5" (maximum including door recess) x 5' 10" (2.57m x 1.78m)

Having been refitted with a quadrant shower cubicle having Triton electric shower unit, vanity basin, dual flush WC, fully tiled walls together with tiled floor, radiator, extractor fan.

#### BEDROOM ONE (FRONT)

12' 3" x 10' 4" (3.73m x 3.15m)

Featuring a range of fitted bedroom furniture including wardrobes and drawer units, radiator, telephone point.



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### EN-SUITE SHOWER ROOM

Having tiled shower cubicle with Triton electric shower unit, hand basin with tiled splashback, WC, radiator, electric shaver point, extractor fan.

### BEDROOM TWO (FRONT)

10' 3" x 9' 2" (3.12m x 2.79m)

Having radiator, TV aerial point.

### BEDROOM THREE

9' 2" x 8' 5" (2.79m x 2.57m)

With radiator.

### EXTERIOR

The property is approached over a pattern imprinted concrete driveway providing parking space for up to approximately three cars, served by a wall mounted exterior light and providing access to the: -

### ATTACHED GARAGE

17' 0" x 10' 0" (5.18m x 3.05m)

Having up and over door, two power points, electric light point, Glow Worm Ultimate wall mounted gas central heating boiler.

The front garden is gravelled for low maintenance with inset shrubs.

A side path and gate provide access to a fully enclosed rear garden which whilst shallow to the immediate rear of the bungalow, the garden wraps round to the side to provide a relatively private enclosed outside space. Again designed with low maintenance in mind, the garden is both paved and gravelled with numerous mature shrubs and trees together with a small rockery, all served by exterior lighting and an outside cold water tap.

### SMALL TIMBER GARDEN SHED

The outlook to the rear is across open farmland.

### SERVICES

Mains water, electricity, gas and drainage are connected. The property is fitted with uPVC double glazed windows and doors together with PVC soffits and fascias. A gas central heating system is installed.

### REFERENCE

23012026/29959264/BLA





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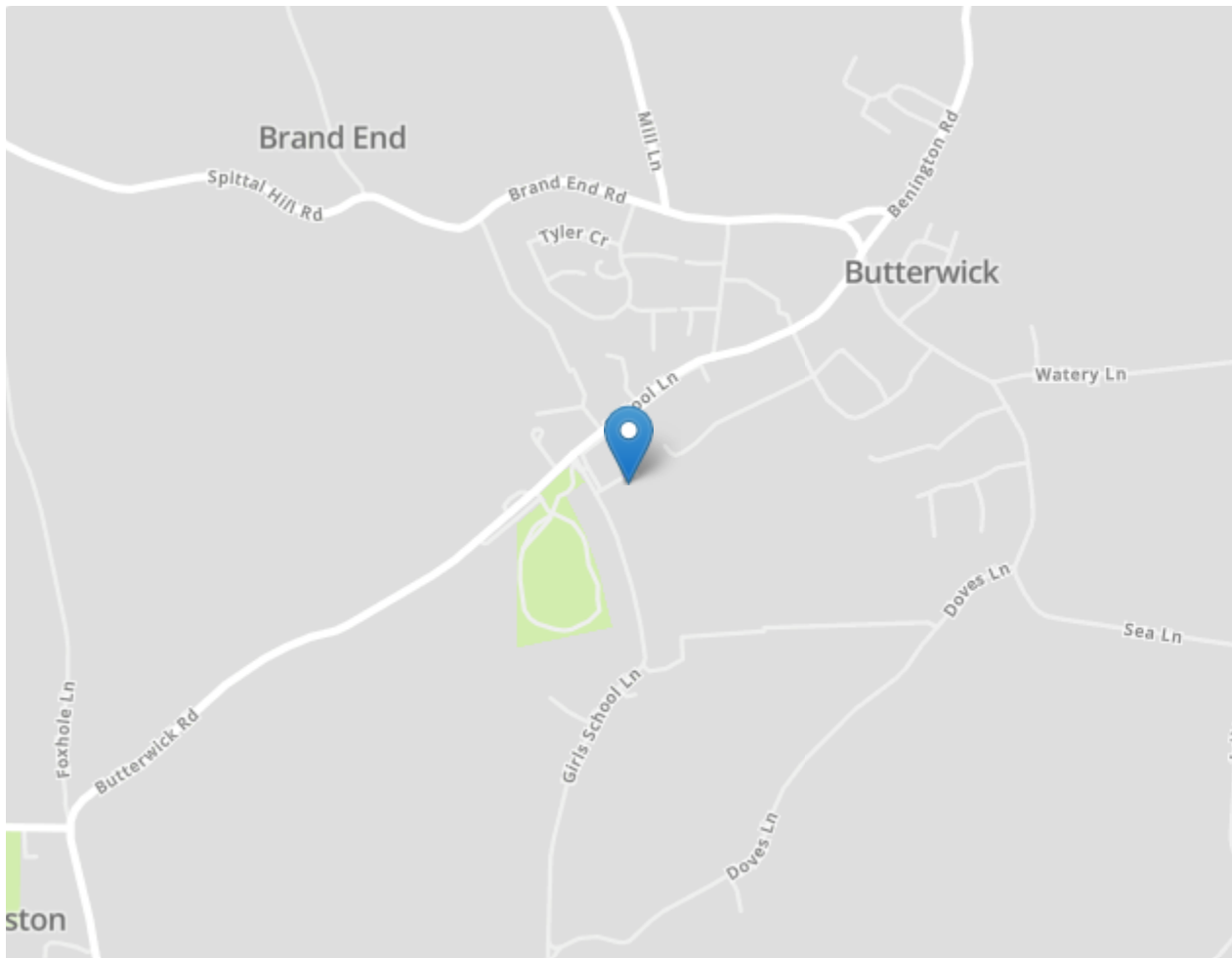
## AGENT'S NOTES

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.

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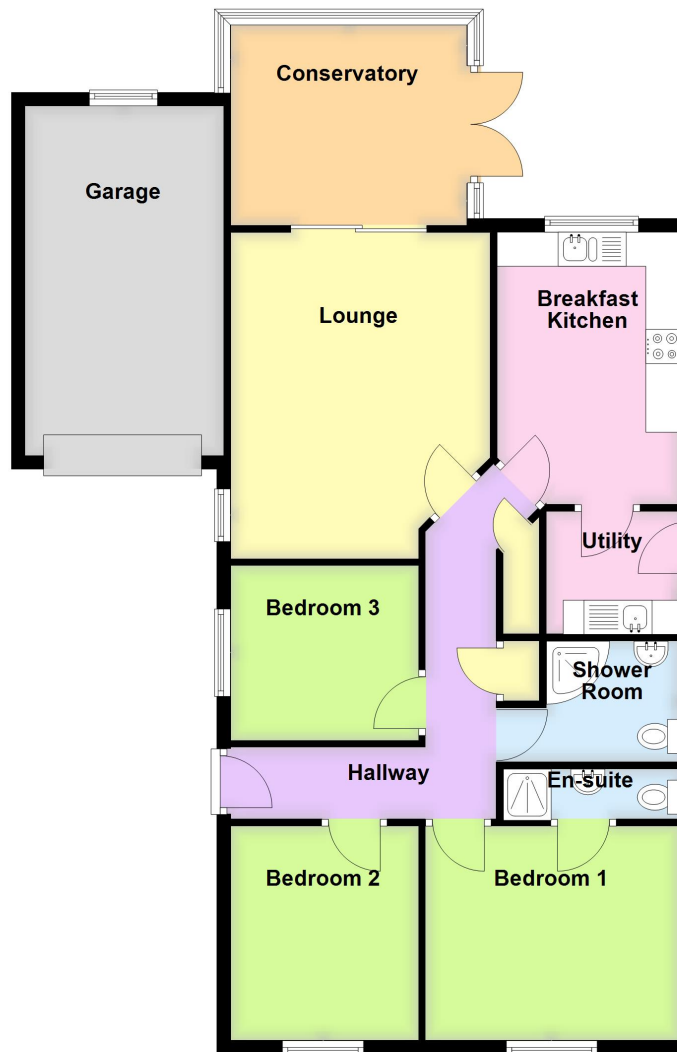


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## Ground Floor

Approx. 104.4 sq. metres (1123.4 sq. feet)



Total area: approx. 104.4 sq. metres (1123.4 sq. feet)

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

