



**£189,950**

12 School Lane, Butterwick, Boston, Lincolnshire PE22 0HU

**SHARMAN BURGESS**

**12 School Lane, Butterwick, Boston,  
Lincolnshire PE22 0HU  
£189,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially glazed front entrance door with window to side, staircase leading off, radiator, coved cornice, ceiling light point.

**LOUNGE**

17'6" x 10'0" (maximum including chimney breast) (5.33m x 3.05m)

Having feature open fireplace with fitted hearth, cast iron inset and display surround. TV aerial point, coved cornice, ceiling light point, radiator, French doors leading to the rear garden.

**DINING ROOM**

10'10" x 10'0" (3.30m x 3.05m)

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



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### KITCHEN

15' 1" (maximum) x 7' 1" (maximum) (4.60m x 2.16m)

Having roll edge work surfaces with inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and further wall units, integrated double oven and grill, four ring gas hob with fume extractor above, plumbing for dishwasher, radiator, coved cornice, ceiling recessed lighting, tiled floor, window to rear elevation, obscure glazed door to:-

### SIDE ENTRANCE LOBBY

Having obscure glazed entrance doors to both the front and rear elevations, ceiling light point, wall mounted solar panel inverter and isolator, wall mounted electric fuse box.

### UTILITY ROOM

6' 2" x 8' 5" (1.88m x 2.57m)

Having counter top with stainless steel sink and drainer with mixer tap, base level storage units, drawer units, plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted gas central heating boiler, ceiling light point.

### WALK-IN PANTRY

Having wall mounted shelving and light point within.

### GROUND FLOOR CLOAKROOM

Having WC, obscure glazed window to rear elevation, wall light point.

### FIRST FLOOR LANDING

Having window to rear elevation, coved cornice, ceiling light point, access to loft space, radiator.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM ONE

9' 10" (maximum into entrance area) x 12' 5" (measurement taken to built-in wardrobe) (3.00m x 3.78m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in over stairs storage cupboard.

### BEDROOM TWO

12' 1" (maximum) x 10' 0" (maximum) (3.68m x 3.05m)

Having dual aspect windows, radiator, ceiling light point, built-in double wardrobe with hanging rail within.

### BEDROOM THREE

9' 0" (maximum) x 8' 0" (maximum) (2.74m x 2.44m)

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

### FAMILY BATHROOM

8' 0" x 7' 1" (2.44m x 2.16m)

Having pedestal wash hand basin, panelled bath with mixer tap, shower cubicle with wall mounted mains fed shower with hand held shower attachment within and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, obscure glazed window to rear elevation, ceiling recessed lighting.

### EXTERIOR

The property benefits from a large front garden with concrete pathway leading to the front entrance door. The garden is predominantly laid to lawn with cherry tree set within and a low level Hawthorne hedging to the front boundary.

Vehicular access is to the rear of the property and leads to a section of gravelled driveway providing hardstanding for numerous vehicles, as well as access to the timber garage. There is a section of raised vegetable beds to the side of the driveway, a storage area and a glasshouse.

### REAR GARDEN

Being initially laid to a raised decked seating area providing entertaining space, leading to the remainder which is predominantly laid to lawn and interspersed with a variety of plants and shrubs. There is an additional decked seating area to the rear. The garden is enclosed by fencing, served by external tap and lighting and also houses two further storage sheds.

### SERVICES

Mains gas, water, electricity and drainage are connected. Owned solar panels produce reduced price electricity and produce a quarterly 'Feed In' tariff payment, which will be passed on to the purchaser.

### REFERENCE

02012026/29823261/MAS



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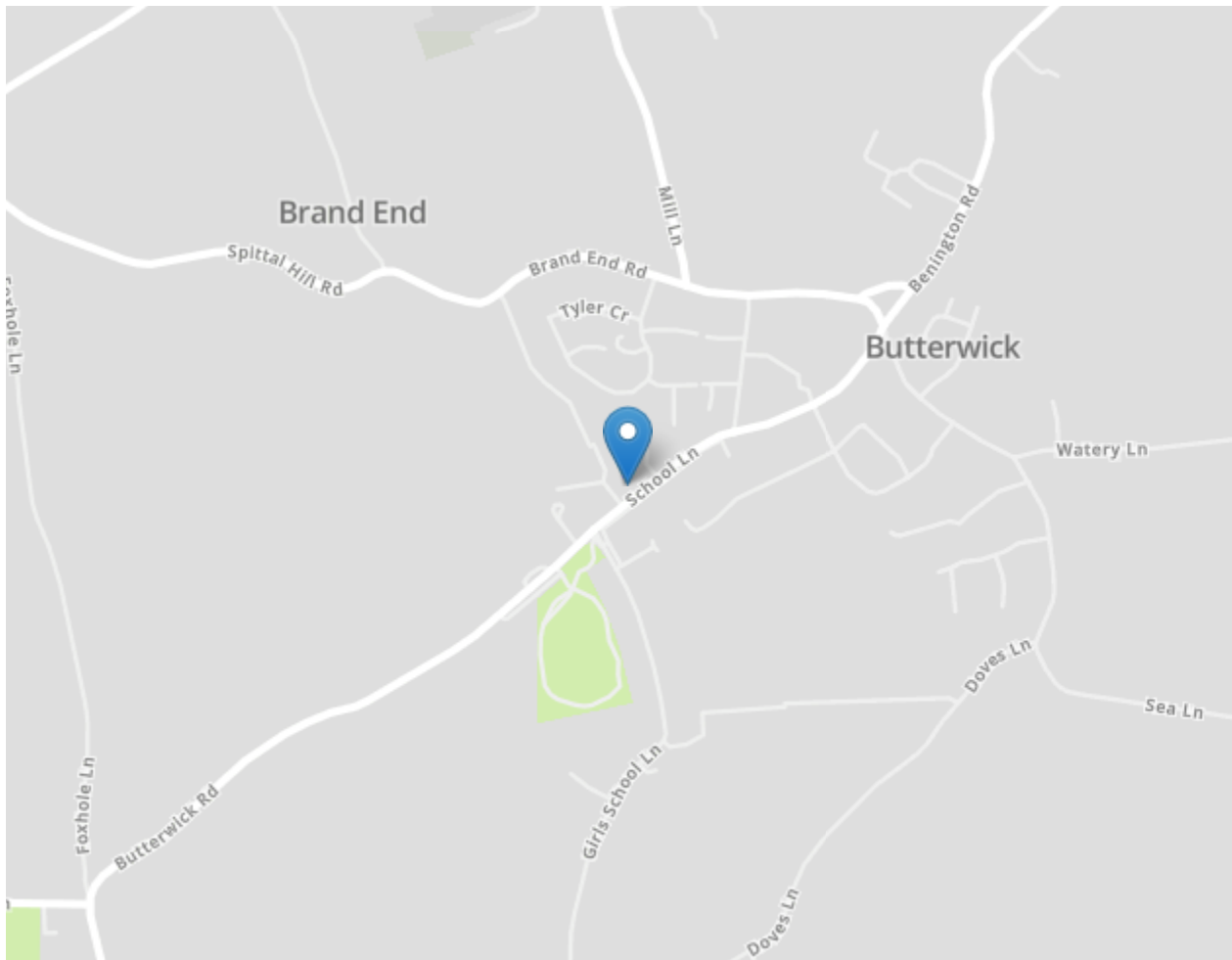
## AGENT'S NOTES

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. 58.6 sq. metres (631.2 sq. feet)



### First Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



Total area: approx. 103.8 sq. metres (1117.4 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	