



**£214,950**

6 Centenary Close, Butterwick, Boston, Lincolnshire PE22 0JX

**SHARMAN BURGESS**

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Lincolnshire PE22 0JX  
£214,950**

**ACCOMMODATION**

With a partially obscure glazed side entrance door with obscure glazed side panel leading to:-

**ENTRANCE HALL**

With stairs leading to the first floor, radiator, coved cornice and ceiling light point.

**LOUNGE**

18' 2" x 11' 10" (5.54m x 3.61m)

With wood effect laminate flooring, radiator, coved cornice, ceiling light point, television aerial point and wall mounted feature electric fire (to be included within the sale). French Doors leading to:-

A three bedroomed detached property situated in the popular village of Butterwick, close to amenities. Accommodation comprises an entrance hall, lounge, P-shaped brick and uPVC conservatory, fantastic open plan kitchen diner, three bedrooms and a bathroom. Further benefits include a driveway providing off road parking, enclosed rear garden, gas central heating and uPVC windows (refitted in 2024). The property is offered for sale with NO ONWARD CHAIN.



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### **P-SHAPED CONSERVATORY**

18' 3" (maximum) x 12' 2" (maximum) (5.56m x 3.71m)

Being of brick and uPVC double glazed construction with polycarbonate roof. The room is served with radiator, under floor heating, ceiling light incorporating fan and wall mounted lighting.

### **KITCHEN DINER**

17' 9" x 16' 0" (5.41m x 4.88m)

Having counter tops with matching upstands with tiled splash backs above. Inset one and half bowl sink and drainer with mixer tap, a wide range of storage units, drawer units and matching eye level wall units. Integrated dishwasher, integrated fridge and freezer with Cook Master range with double oven, warming tray and grill with electric hob and glass splash back, illuminated extractor fan above (to be included within the sale) Utility section within the kitchen with condensing tumble dryer and automatic washing machine (both to be included within the sale). Additional storage units to the side and above. The kitchen benefits from two windows to the front aspect, radiators, coved cornice and recessed ceiling lighting. Under stairs cupboard providing additional storage space.

### **FIRST FLOOR LANDING**

With access to the roof, space (the vendor has informed the agent that the gas combination central heating boiler is wall mounted and sited within the loft), coved cornice, recessed ceiling lighting and former airing cupboard with slatted linen shelving.

### **BEDROOM ONE**

15' 3" (maximum) x 9' 9" (maximum) (4.65m x 2.97m)

With window to the front aspect, coved cornice and ceiling light point.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM TWO

13' 7" (maximum) x 9' 7" (maximum) (4.14m x 2.92m)

With window to the rear aspect, radiator, coved cornice and ceiling light point.

### BEDROOM THREE

10' 5" x 7' 10" (3.17m x 2.39m)

With window to the front aspect, radiator, coved cornice and ceiling light point.

### FAMILY BATHROOM

8' 8" (maximum) x 8' 1" (maximum) (2.64m x 2.46m)

With wc, pedestal wash hand basin with mixer tap, P-shaped bath with wall mounted mains fed shower and fitted shower screen with tiled splash backs. Coved cornice, ceiling light point, obscure glazed window to the rear aspect, extractor fan, radiator and electric shaver point.

### EXTERIOR

To the front the property has a dropped kerb leading to the driveway which is predominantly laid to gravel, providing off road parking. Gated access leads to the rear garden which is predominantly laid to lawn, with a paved patio seating area toward the rear providing entertaining space. The garden is fully enclosed with fencing and served with a timber and glazed shed.

### SERVICES

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

### REFERENCE

30072024/28014909/WEA



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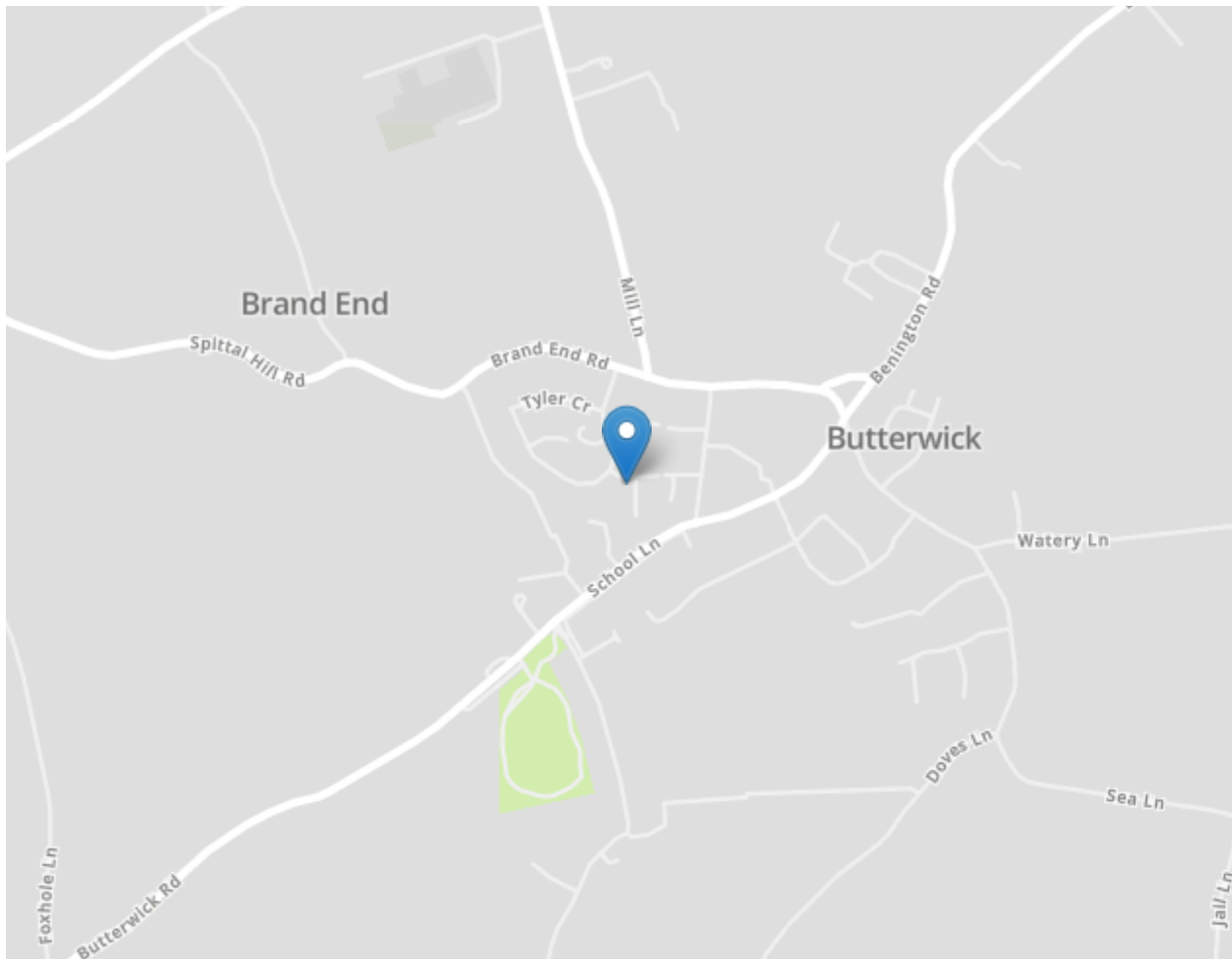
## AGENT'S NOTES

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.

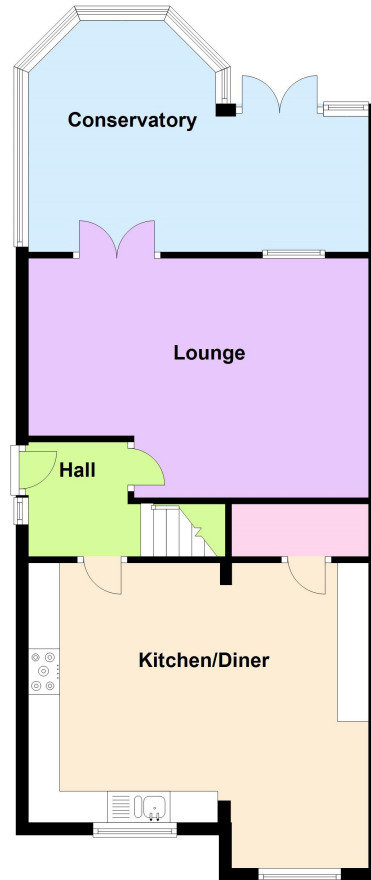
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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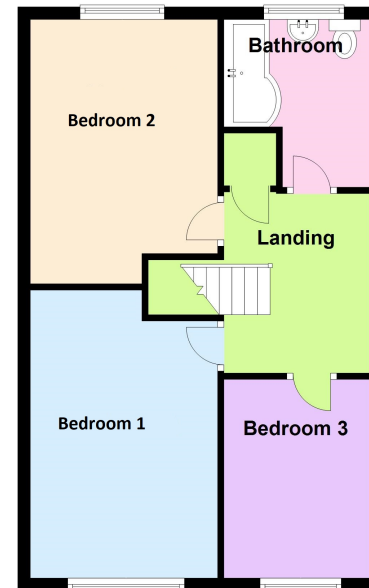
### Ground Floor

Approx. 66.8 sq. metres (719.4 sq. feet)



### First Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



Total area: approx. 115.4 sq. metres (1241.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	