



£279,950

76 Brand End Road, Butterwick, Boston, Lincolnshire PE22 0JD

SHARMAN BURGESS

**76 Brand End Road, Butterwick, Boston,
Lincolnshire PE22 0JD
£279,950 Freehold**

ACCOMMODATION

FRONT ENTRANCE PORCH

Having uPVC double glazed front entrance door and side screen, fitted shelving, further obscure glazed door with side screen leading to: -

HALLWAY

25' 2" (maximum measurement) x 6' 1" (7.67m x 1.85m)

Having two radiators, telephone point, central heating thermostat, range of hat and coat hooks, access to roof space with foldaway ladder and electric light, built-in airing cupboard housing the insulated hot water cylinder with immersion heater and digital central heating programmer.

A deceptively spacious three bedroomed detached bungalow set in just under 1/3 of an Acre (s.t.s) on the outskirts of the this popular village, being sold with the benefit of NO ONWARD CHAIN. Includes a lounge, dining room, kitchen, bathroom with second separate WC. Good sized garage and parking for several vehicles. Combined with large mature gardens, this property offers great scope and potential for refurbishment and extension (subject to any necessary planning consent).



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LOUNGE

15' 10" x 14' 11" (4.83m x 4.55m)

Having double aspect windows, two radiators, telephone point, three TV aerial points.

DINING ROOM

14' 11" x 10' 11" (4.55m x 3.33m)

Having radiator, two TV aerial points, telephone point, glazed double doors leading to: -

KITCHEN

14' 11" x 7' 10" (4.55m x 2.39m)

Having fitted work surfaces with inset single drainer sink unit, range of base cupboards and drawers complimented by matching wall mounted cupboards incorporating pull out extractor fan and a range of shelving, radiator, vinyl floor covering, partially tiled walls, two fluorescent strip lights, plumbing for automatic washing machine, electric cooker point, uPVC double glazed rear entrance door.

BEDROOM ONE (FRONT)

14' 0" x 12' 10" (maximum measurement including wardrobes) (4.27m x 3.91m)

Being fitted with a good range of bedroom furniture incorporating wardrobes, bedside cabinets and storage lockers, radiator.

BEDROOM TWO

12' 10" (including wardrobes) x 10' 10" (including wardrobes) (3.91m x 3.30m)

Being fitted with a good range of bedroom furniture incorporating wardrobes, dressing table and drawers with storage lockers above, radiator.



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE (REAR)

9' 11" x 8' 0" (3.02m x 2.44m)

Having radiator, extensive range of fitted shelving, telephone point.

CLOAKROOM

Having fully tiled walls and being fitted with WC, hand basin and extractor fan.

BATHROOM

7' 8" x 5' 7" (2.34m x 1.70m)

Having orthopaedic bath with Aqualisa Aquastream built-in power shower above, fitted furniture incorporating hand basin and enclosed dual flush WC, radiator, electric shaver point, extractor fan, mirror fronted bathroom cabinet, fully tiled walls.

EXTERIOR

The property is approached over a concrete driveway which expands to provide turning space and parking for several vehicles, served by exterior lighting and also providing access to the: -

GARAGE

16' 1" x 11' 11" (4.90m x 3.63m)

Having electric remote roller door, electric light point, three power points, Warmflow oil central heating boiler with frostat, uPVC personnel door to rear, security alarm.

Undoubtedly a particular feature of the property is its large established garden plot which extends to just under 1/3 of an Acre (s.t.s) in total and is fully enclosed by a combination of fencing and mature hedging and incorporates lawned areas with borders and beds stocked with a variety of flowering plants, shrubs and specimen trees. To the rear is a small orchard incorporating apple and pear trees, a small pond, paved patio and a good sized raspberry net. Sensor operated exterior lighting can be found right around the property and there is also an outside cold water tap.

THREE TIMBER & FELT GARDEN SHEDS

2500 LITRE CAPACITY BUNDED OIL TANK

Also incorporated within the garden is a feature period timber and felt rotating summerhouse.

SERVICES

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

REFERENCE

26825852/20092023/MON



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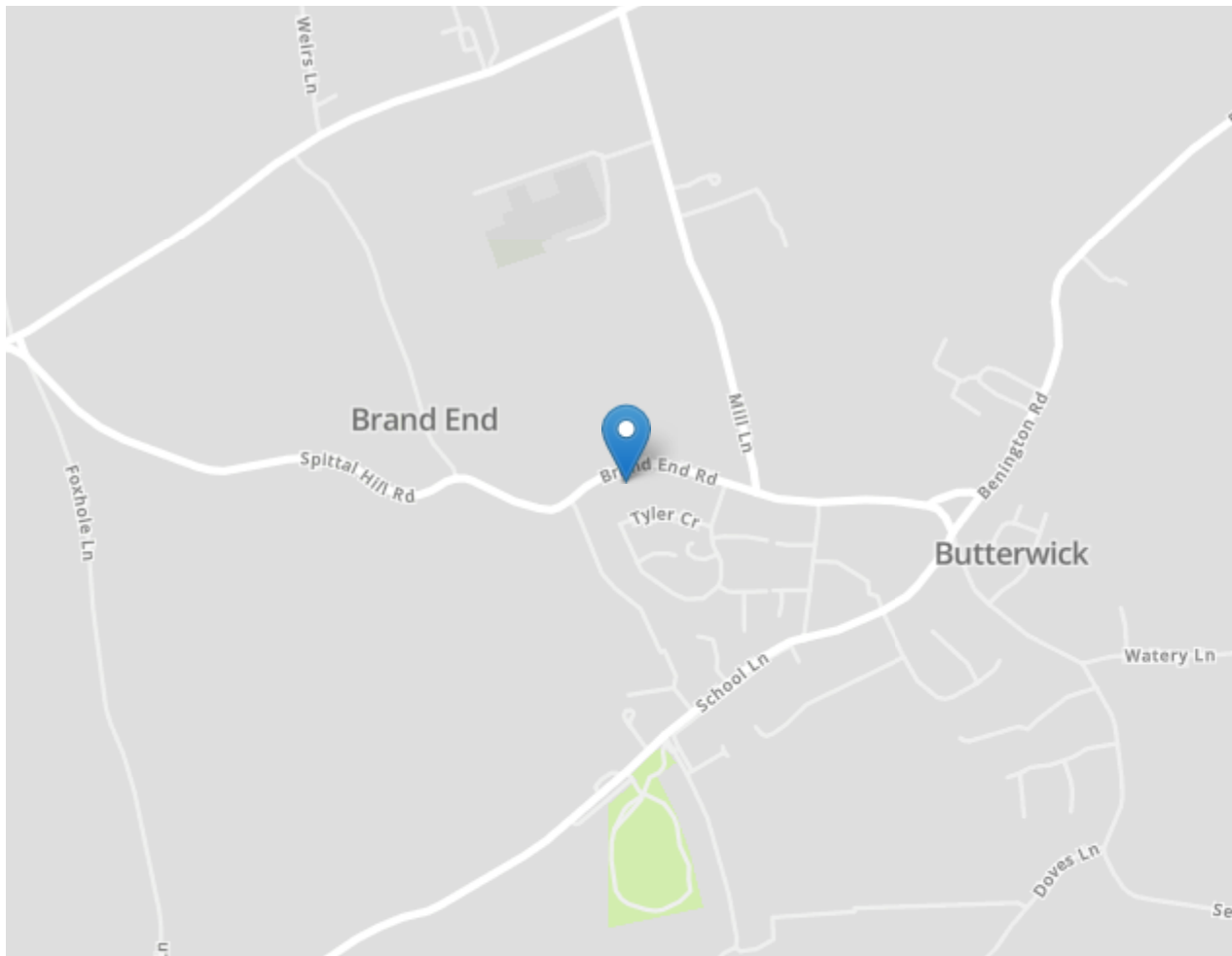
AGENT'S NOTES

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. 130.8 sq. metres (1408.1 sq. feet)



Total area: approx. 130.8 sq. metres (1408.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC