



£195,000

15 Church Road, Butterwick, Boston, Lincolnshire PE22 0HT

SHARMAN BURGESS

**15 Church Road, Butterwick, Boston,
Lincolnshire PE22 0HT
£195,000 Freehold**

ACCOMMODATION

ENTRANCE PORCH

5' 0" x 4' 0" (1.52m x 1.22m)

Having partially obscure glazed front entrance door, dual aspect obscure glazed windows, ceiling light point, further obscure glazed door through to: -

ENTRANCE HALL

Having radiator, coved cornice, ceiling light point, access to loft space, digital central heating timer.



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LOUNGE DINER

15' 10" x 11' 4" (4.83m x 3.45m)

Having window to front elevation, two radiators, coved cornice, ceiling light point, living flame coal effect gas fireplace with fitted hearth and display surround, TV aerial point.

KITCHEN

11' 10" x 10' 6" (3.61m x 3.20m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, range of wood fronted base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring electric hob with fume extractor above, plumbing for dishwasher, integrated automatic washing machine, window to rear elevation, radiator, ceiling light point, walk-in pantry with shelving and light within.

CONSERVATORY

15' 10" x 8' 3" (4.83m x 2.51m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having radiator, light point, French door leading to the garden, door to: -

CLOAKROOM

Being fitted with a two piece suite comprising WC, wash hand basin, obscure glazed window to side elevation, radiator, wall light point.

BEDROOM ONE

11' 10" x 11' 5" (3.61m x 3.48m)

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



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BEDROOM TWO

10' 6" (maximum) x 11' 11" (maximum) (3.20m x 3.63m)

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

BATHROOM

Being fitted with a three piece suite comprising WC with concealed cistern, wash hand basin, panelled bath with wall mounted electric shower above and fitted shower screen, extended tiled splashbacks, radiator, obscure glazed window, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving within.

EXTERIOR

The property is approached over a dropped kerb leading to a block paved driveway which provides off road parking as well as vehicular access to the garage. There is hedging to the front boundary and a pathway leads to the rear garden.

GARAGE

15' 9" x 8' 10" (4.80m x 2.69m)

Having up and over door, served by power and lighting, housing the electric fuse box and wall mounted Ideal gas central heating boiler.

REAR GARDEN

Enjoying a pleasant, approximately south facing aspect and being initially laid to sections of paving providing seating space, leading to the remainder of the garden which is split into two sections of lawn with flower and shrub borders. The garden is enclosed to the majority by fencing and houses an approximate 6ft x 10ft greenhouse and a timber garden shed. The garden is also served by an outside light.

SERVICES

Mains gas, electricity, water and drainage are connected.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

REFERENCE

09102025/29610405/WOO



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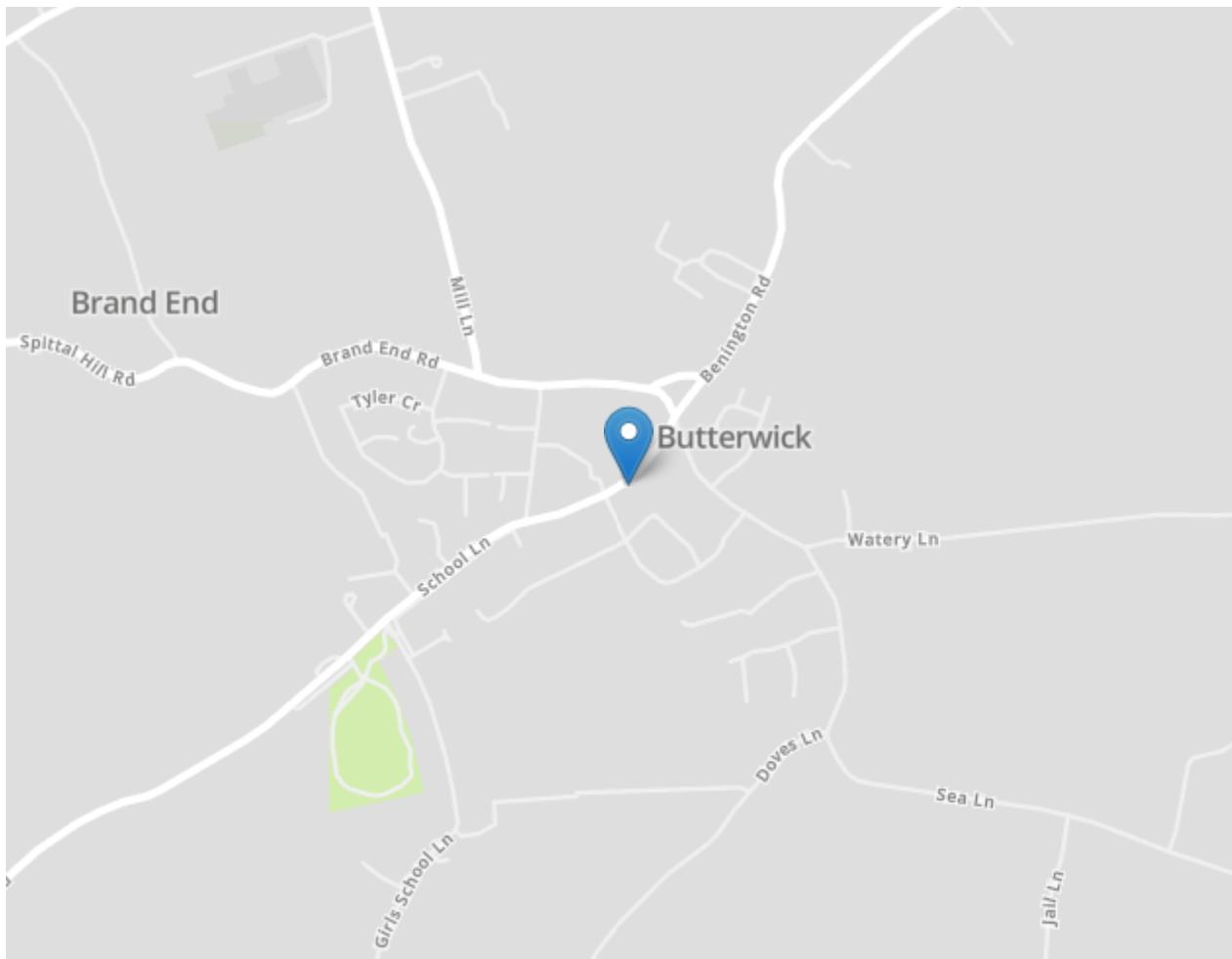
AGENT'S NOTES

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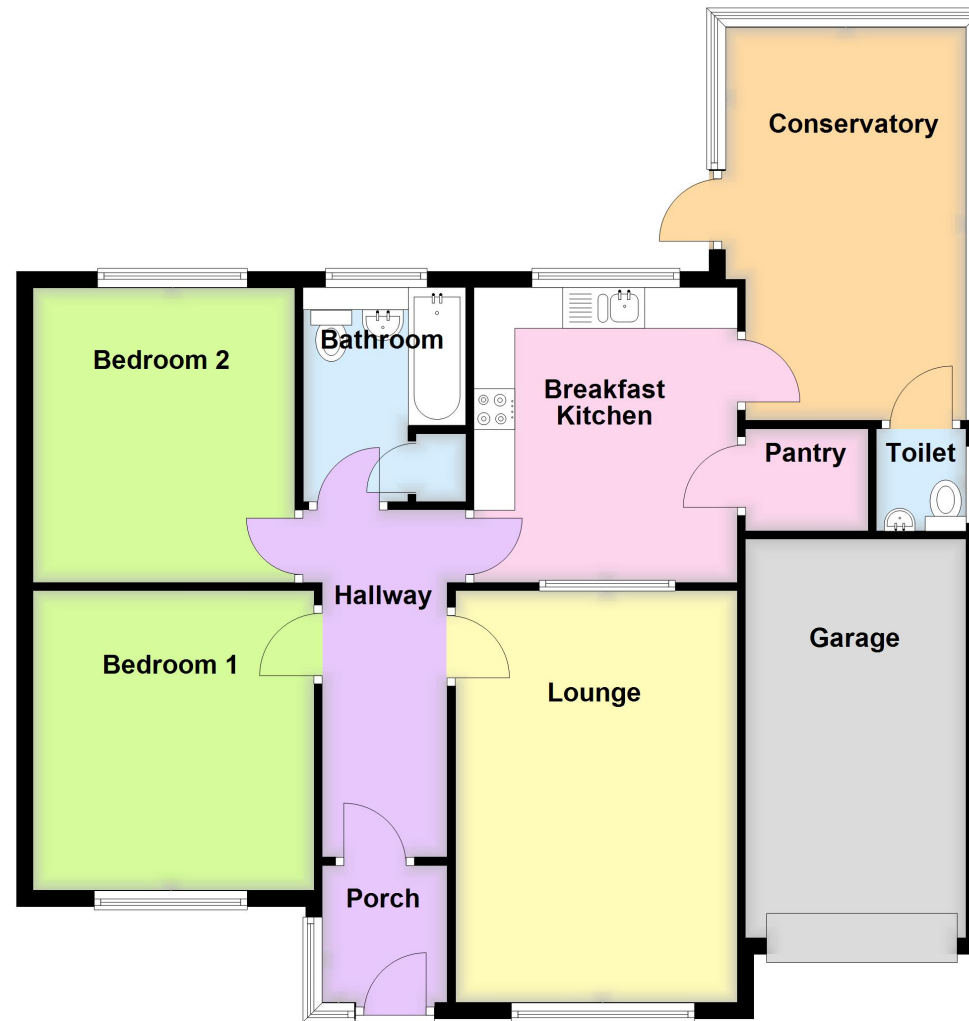
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 100.4 sq. metres (1080.7 sq. feet)



Total area: approx. 100.4 sq. metres (1080.7 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		
(55-68)	D		64
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	