



£290,000

9 Broughtons Lane, Butterwick, Boston, Lincolnshire PE22 0JA

SHARMAN BURGESS

**9 Broughtons Lane, Butterwick, Boston,
Lincolnshire PE22 0JA
£290,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed side entrance door, tiled flooring, radiator, coved cornice, two ceiling light points, access to loft space, wall mounted digital timer for central heating, airing cupboard housing the hot water cylinder and slatted linen shelving within.

LOUNGE

18' 6" (maximum) x 12' 0" (maximum) (5.64m x 3.66m)

With feature bay window to front aspect, two radiators, dado rail, coved cornice, ceiling light point, additional wall light points, TV aerial point, feature remote controlled living flame coal effect electric fireplace with fitted inset and hearth and display surround.

A superbly presented detached bungalow set within large, beautifully maintained gardens, occupying a generous plot within the popular and well served village of Butterwick. A meticulously well-presented home, having undergone a course of modernisation and improvement in recent years. Accommodation comprises an entrance hall, lounge with bay window, modern fitted kitchen, utility room, conservatory, modern refitted shower room and three bedrooms. Further benefits include uPVC double glazing, gas central heating, a large driveway, carport, single garage with electric door, and stunning gardens surrounding the bungalow.



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KITCHEN

13' 7" (maximum) x 9' 5" (maximum) (4.14m x 2.87m)

An extremely well presented modern fitted kitchen with low profile work surfaces incorporating inset sink and drainer with mixer tap, extensive range of pan drawers, base level units and matching eye level units with under cupboard lighting, integrated fridge freezer, integrated double oven, integrated four ring electric hob with illuminated fume extractor above, tiled flooring, radiator, coved cornice, ceiling mounted lighting, dual aspect windows, wall mounted electric fuse box.

UTILITY ROOM

With work surface matching the kitchen with inset sink and drainer with mixer tap, base level storage unit, plumbing for automatic washing machine, space for tumble dryer, tiled flooring, tiled splashbacks, coved cornice, extractor fan, ceiling light point, window and door to the side aspect leading into the: -

CONSERVATORY

11' 3" x 9' 2" (3.43m x 2.79m)

Of brick and uPVC double glazed construction with polycarbonate roof. With wall mounted Fischer electric heater, French doors leading to the rear garden. Enjoying views over the gardens to three sides.

BEDROOM ONE

12' 6" (including fitted wardrobes) x 9' 10" (including fitted wardrobes) (3.81m x 3.00m)

With window to rear aspect, radiator, coved cornice, ceiling light point, fitted wardrobes with hanging rails within.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

9' 0" (including fitted wardrobes) x 13' 1" (including fitted wardrobes) (2.74m x 3.99m)
With window to rear aspect, radiator, coved cornice, ceiling light point, fitted wardrobes with hanging rails within and low level drawers.

BEDROOM THREE

9' 2" x 8' 4" (2.79m x 2.54m)

Currently used as an office. With window to side aspect, radiator, coved cornice, ceiling light point.

SHOWER ROOM

9' 0" x 6' 5" (2.74m x 1.96m)

Having a modern fitted suite comprising push button WC, wash hand basin with mixer tap set within vanity storage and additional fitted storage cupboards, tiled splashbacks, wall mounted illuminated mirror, shower enclosure with wall mounted Mira electric shower and tiling within, tiled flooring, heated towel rail, electric shaver point, extractor fan, coved cornice, ceiling light point, obscure glazed window to side aspect.

EXTERIOR

The property benefits from five bar gated access leading to a driveway providing ample off road parking and hardstanding leading to a carport offering sheltered parking and access to the garage. The bungalow enjoys fantastic gardens to all sides, immaculately maintained, with the majority of the front and side laid to shaped lawns with well stocked beds and borders containing a variety of flowering plants and shrubs. A low level picket gate leads to further side and rear gardens where there are paved seating areas ideal for entertaining, additional shaped lawns, water features, and further seating areas allowing sun or shade throughout the day. Gated access leads to a separate paved area providing ideal storage and housing two greenhouses (included within the sale).

GARAGE

17' 9" x 9' 4" (5.41m x 2.84m)

With electric roller door, power and lighting, obscure glazed rear window and wall mounted Worcester gas central heating boiler.

SERVICES

Mains water, electricity, gas and drainage are connected.

REFERENCE

07042026/28176257/WAT



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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. 105.3 sq. metres (1133.1 sq. feet)



Total area: approx. 105.3 sq. metres (1133.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	