



£219,950

14 Vinters Way, Butterwick, Boston, Lincolnshire PE22 0HB

SHARMAN BURGESS

**14 Vinters Way, Butterwick, Boston,
Lincolnshire PE22 0HB
£219,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

7' 3" (maximum) x 3' 8" (maximum) (2.21m x 1.12m)

Having partially obscure glazed front entrance door, uPVC obscure double glazed windows to front and side elevation, ceiling light point, further obscure glazed door with coloured glass and leaded light detailing through to: -

ENTRANCE HALL

Having staircase rising to the first floor, radiator, coved cornice, ceiling light point, wall mounted central heating thermostat.

An extremely well presented three bedroomed detached house situated in the highly sought after village of Butterwick. Accommodation comprises an entrance porch, entrance hall, lounge, open plan kitchen diner, conservatory, utility room, ground floor cloakroom, three bedrooms arranged off a first floor landing together with a modern three piece shower room. Further benefits include gas central heating, single garage and driveway and enclosed garden to the rear.



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LOUNGE

14' 1" x 11' 5" (4.29m x 3.48m)

Having window to front elevation, radiator, coved cornice, ceiling light point, additional wall light points, TV aerial point, fireplace with fitted hearth and display surround and space for electric fire.

KITCHEN DINER

17' 10" x 10' 10" (5.44m x 3.30m)

Comprising counter tops, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, return work surface providing breakfast bar, space for cooker, plumbing for dishwasher, ceiling light point, ceiling recessed lights, built-in under stairs storage cupboard/pantry, radiator, coved cornice, ceiling mounted lighting to dining area, sliding patio doors to: -

CONSERVATORY

11' 0" (approximate measurement) x 16' 10" (approximate measurement) (3.35m x 5.13m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having wall mounted electric heater, French doors to rear garden, served by power points.

UTILITY ROOM

5' 1" x 8' 8" (1.55m x 2.64m)

Having counter top, plumbing for automatic washing machine, base level storage cupboard, space for twin height fridge freezer, tiling to walls, window to rear elevation, rear entrance door, radiator, coved cornice, ceiling light point, built-in cloak cupboard with shelving within.

GROUND FLOOR CLOAKROOM

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



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FIRST FLOOR LANDING

Having access to loft space, ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

14' 1" (maximum) x 11' 7" (maximum) (4.29m x 3.53m)

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

BEDROOM TWO

10' 10" x 8' 9" (3.30m x 2.67m)

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

BEDROOM THREE

7' 9" x 7' 9" (2.36m x 2.36m)

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

SHOWER ROOM

Being fitted with a modern three piece suite comprising shower area with wall mounted Mira shower and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, heated towel rail, ceiling light point, extractor fan, electric shaver point, obscure glazed window to rear elevation.

EXTERIOR

The property is approached over a dropped kerb leading to the driveway which provides off road parking as well as vehicular access to the single garage. There front garden is laid to low maintenance slate and has a low level wall to the front boundary.

SINGLE GARAGE

16' 7" x 8' 9" (5.05m x 2.67m)

Having up and over door, served by power and lighting, housing the Glow Worm gas central heating boiler.

REAR GARDEN

The property benefits from a low maintenance rear garden comprising paved section providing seating space and further larger areas laid to gravel. The garden is fully enclosed by fencing, served by outside tap and lighting and houses two timber sheds, one of which is served by power.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

29052025/29128914/ROL



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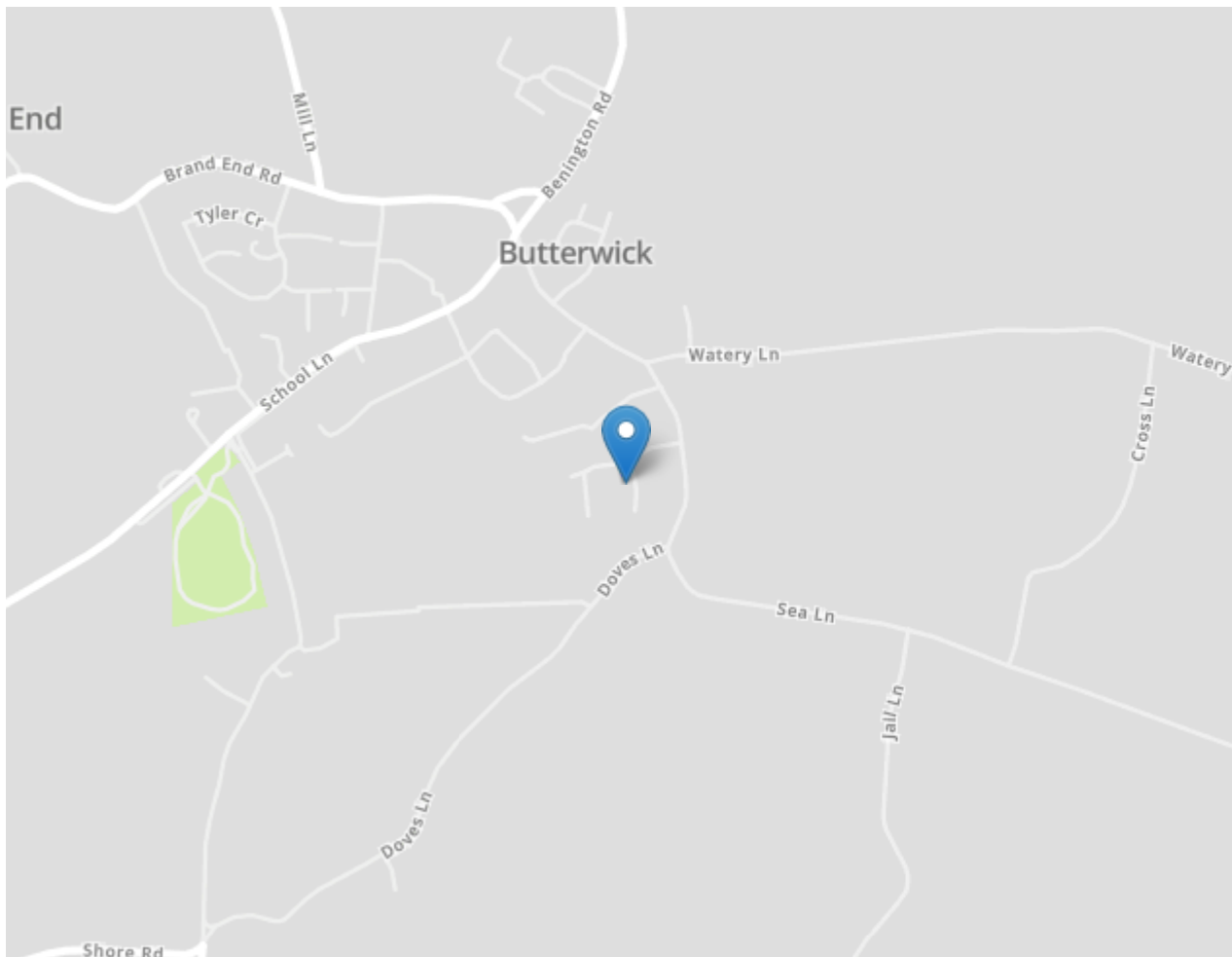
AGENT'S NOTES

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.

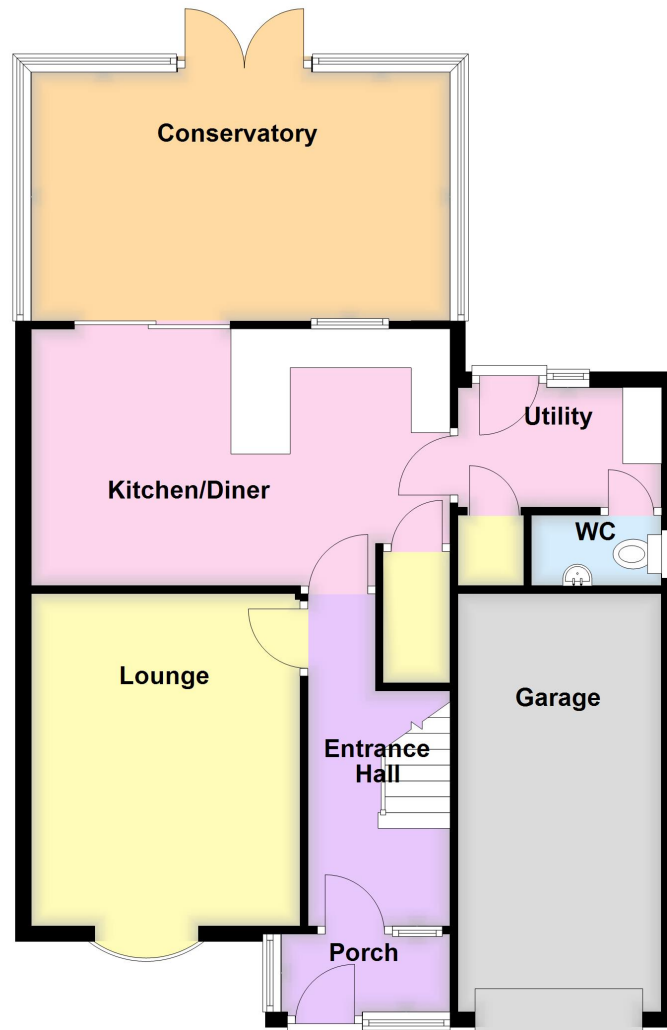
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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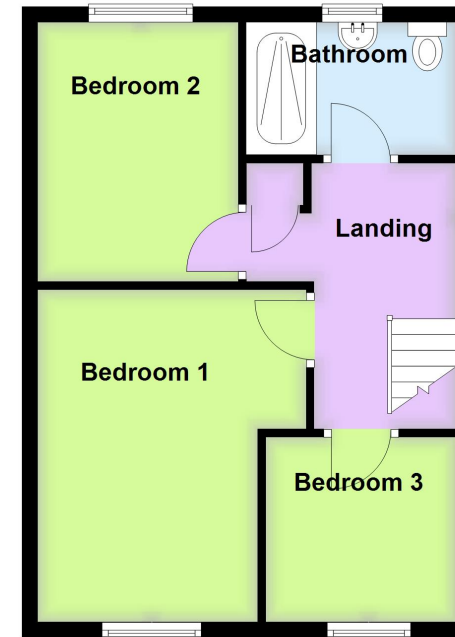
Ground Floor

Approx. 82.9 sq. metres (892.4 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Total area: approx. 124.7 sq. metres (1342.2 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		64
(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	