



SHARMAN
BURGESS
FOR SALE
01205 361161

£249,950

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

SHARMAN BURGESS

**59 Brand End Road, Butterwick, Boston,
Lincolnshire PE22 0JD
£249,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panels, radiator, ceiling light point, staircase leading off.

LOUNGE

15'0" (maximum) x 12'3" (4.57m x 3.73m)

Having window to front elevation, radiator, ceiling light point, additional wall light points, wood effect laminate flooring, TV aerial point, wiring for satellite TV, fitted electric fireplace with matching inset and hearth.

A well presented, detached family home situated in the popular village of Butterwick, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, large open plan kitchen diner, rear entrance, ground floor cloakroom, three bedrooms to the first floor and a four piece family bathroom. Further benefits include a driveway, single garage, gas central heating and approximate south facing garden to the rear.



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OPEN PLAN KITCHEN DINER

18'8" (maximum) x 11'4" (maximum) (5.69m x 3.45m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units, space for American style fridge freezer, space for electric cooker with wall mounted illuminated fume extractor above, plumbing for dishwasher, space for additional standard height fridge or freezer, two windows to rear elevation, ceiling recessed lighting, tiled floor, radiator, under stairs storage cupboard. Built-in utilities cupboard with plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted shelving and light point within.

REAR ENTRANCE

Having dual aspect windows, rear entrance door, tiled floor, ceiling light point, radiator, wall mounted coat hooks.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, tiled floor, heated towel rail, fully tiled walls, ceiling light point, obscure glazed window to side elevation.

FIRST FLOOR LANDING

Having window to side elevation, access to loft space, ceiling light point.

BEDROOM ONE

15'0" (maximum) x 11'0" (maximum) (4.57m x 3.35m)

Having window to front elevation, radiator, ceiling recessed lighting, wood effect laminate flooring, range of bedroom furniture (the majority of which is to be included within the sale) comprising bedside drawers and shelving, wardrobes with hanging rails and shelving within and overhead storage lockers.



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BURGESS** Est 1996

BEDROOM TWO

11' 7" (maximum into entrance area and including built-in wardrobes) x 11' 0" (including built-in wardrobes) (3.53m x 3.35m)

Having window to rear elevation, radiator, ceiling recessed lighting, built-in laminate flooring, built-in wardrobes with sliding doors and hanging rails and shelving within, built-in airing cupboard housing the hot water cylinder and Glow Worm gas central heating boiler within.

BEDROOM THREE

8' 10" x 7' 5" (2.69m x 2.26m)

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

FAMILY BATHROOM

Being fitted with a four piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, panelled bath, shower cubicle with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, fully tiled walls, obscure glazed window to rear elevation, coved cornice, ceiling recessed lighting, integrated ceiling mounted speakers, extractor fan.

EXTERIOR

To the front, the property is approached over a dropped kerb, leading to a driveway which provides off road parking and hardstanding as well as vehicular access to the garage. There is a lawned front garden with flower and shrub borders.

GARAGE

16' 2" x 8' 2" (4.93m x 2.49m)

Having up and over door, served by power and lighting.

REAR GARDEN

The garden enjoys an approximate south facing aspect and comprising a shaped Indian sandstone paved patio, with pathway leading to the rear right hand corner of the garden which houses a pond with water feature and rockery. There are sections of shaped lawn and mature flower and shrub borders. The garden is enclosed by a mixture of fencing and hedging.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

10122025/29781601/GRE



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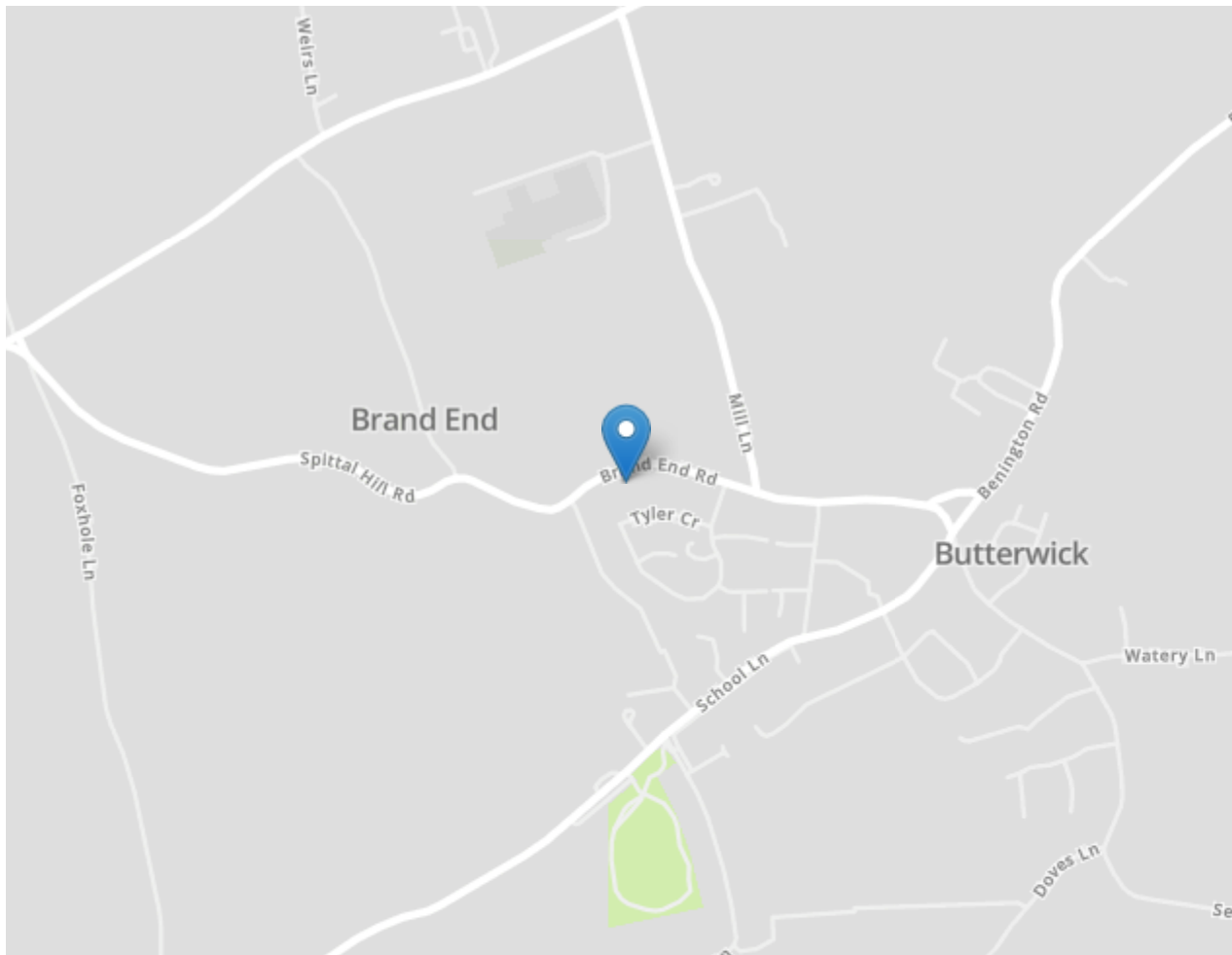
AGENT'S NOTES

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.

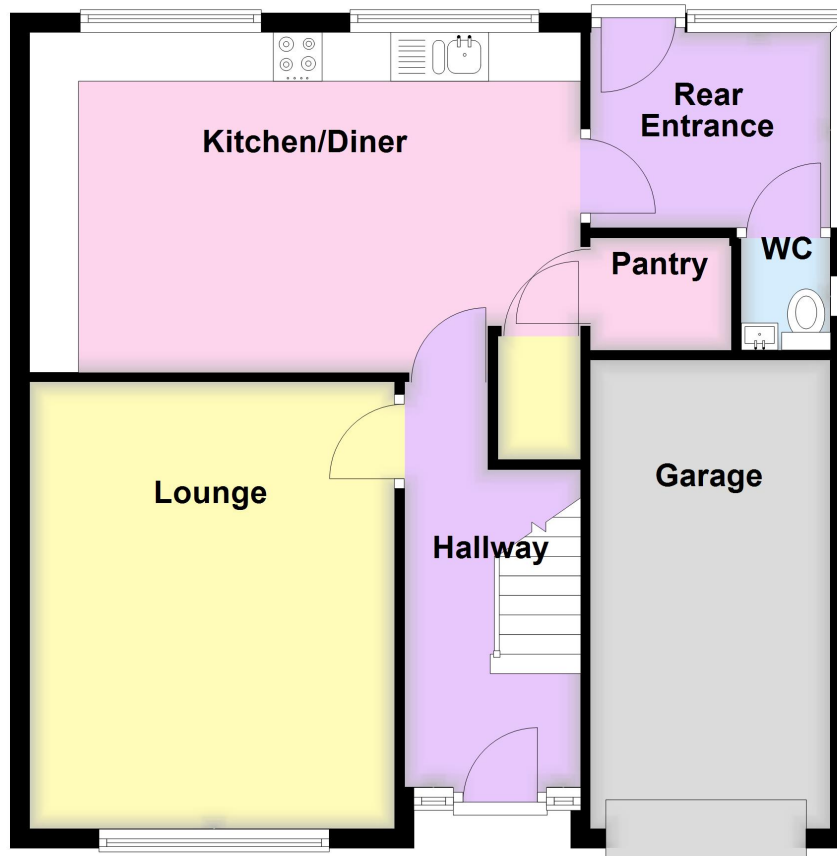
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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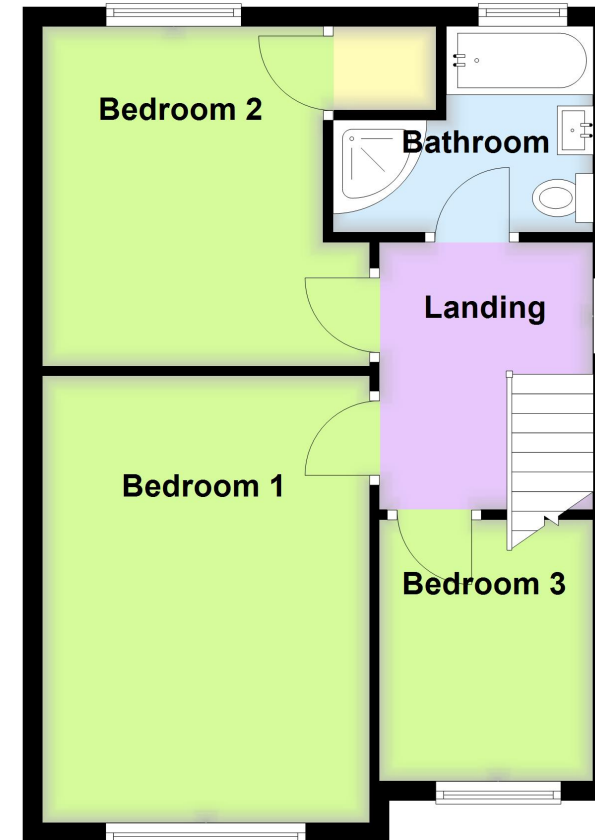
Ground Floor

Approx. 66.0 sq. metres (710.0 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



Total area: approx. 111.0 sq. metres (1194.4 sq. feet)

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