



SHARMAN
BURGESS
FOR SALE
01205 361161

£250,000

68 Tyler Crescent, Butterwick, Boston, Lincolnshire PE22 0JT

SHARMAN BURGESS

**68 Tyler Crescent, Butterwick, Boston,
Lincolnshire PE22 0JT
£250,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door with obscure glazed side panel, staircase rising to first floor landing, wood effect laminate flooring, radiator, coved cornice, ceiling light point.

LOUNGE

14'0" x 11'5" (4.27m x 3.48m) (both maximum measurements)
With window to front aspect, radiator, coved cornice, ceiling light point, TV aerial point, wood effect laminate floor.

A detached family home situated in the highly sought after village of Butterwick. The accommodation comprises an entrance hall, lounge, kitchen diner, conservatory, utility room, ground floor cloakroom. To the first floor are four bedrooms, a family bathroom and en-suite to bedroom one. Further benefits include a refitted Worcester gas central heating boiler, single garage and enclosed rear garden.



SHARMAN BURGESS



KITCHEN DINER

17' 7" x 10' 9" (5.36m x 3.28m)

Having counter tops with inset one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units, base level wine rack and matching eye level wall units. Integrated oven and grill, four ring electric hob, space for fridge freezer, radiator, coved cornice, two ceiling light points, window to rear aspect, under stairs cupboard providing pantry space.

UTILITY ROOM

8' 8" x 5' 2" (2.64m x 1.57m)

Having counter tops, plumbing for automatic washing machine, plumbing for dishwasher, wall mounted storage units, coved cornice, ceiling light point, window to rear aspect, obscure glaze door to rear aspect, built-in cloak cupboard with coat hooks and ceiling light point within.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising a WC, wall mounted wash hand basin with tiled splashback, radiator, obscure glazed window, coved cornice, ceiling light point.

CONSERVATORY

12' 0" x 10' 3" (3.66m x 3.12m)

Or brick and uPVC double glazed construction with polycarbonate roof, ceiling light point, tiled floor, radiator, French doors leading to the rear garden.

FIRST FLOOR LANDING

Having coved cornice, ceiling light point, access to roof space, built-in former airing cupboard which now provides storage.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

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

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

EN-SUITE SHOWER ROOM

Having a three piece suite comprising a push button WC, wash hand basin with mixer tap, shower cubicle with wall mounted shower within and fitted shower screen, tiled splashbacks, heated towel rail, obscure glazed window, extractor fan, coved cornice, ceiling mounted lighting.

BEDROOM TWO

10' 9" x 8' 10" (3.28m x 2.69m) (both maximum measurements)

With window to rear aspect, radiator, coved cornice, ceiling light point.

BEDROOM THREE

10' 5" x 8' 7" (3.17m x 2.62m) (both maximum measurements)

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

BEDROOM FOUR

10' 6" x 8' 7" (3.20m x 2.62m)

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

FAMILY BATHROOM

Having a three piece suite comprising a P shaped bath, pedestal wash hand basin, push button WC, tiled floor, fully tiled walls, heated towel rail, extractor fan, coved cornice, ceiling light point, obscure glazed window.

EXTERIOR

To the front, the property is approached over a gravelled driveway which provides off road parking and gives vehicular access to the garage. The front garden is laid to lawn.

GARAGE

16' 8" x 8' 8" (5.08m x 2.64m)

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

REAR GARDEN

The property benefits from a fully enclosed rear garden, which is predominantly laid to lawn, with paved patio seating area and gravelled hardstanding area to the rear left hand corner with two timber garden sheds,

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

25931772/09022023/SCO



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

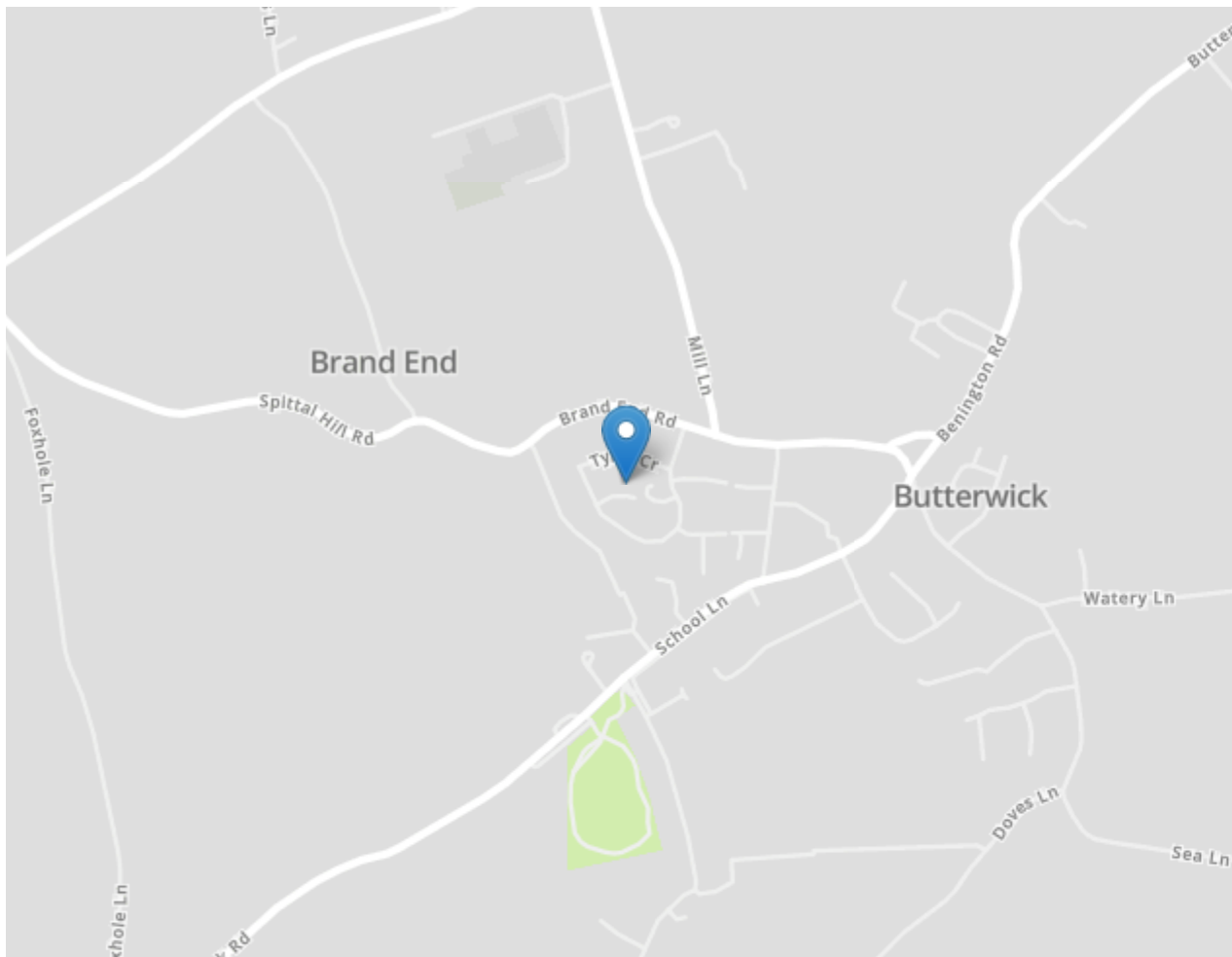
AGENT'S NOTES

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.

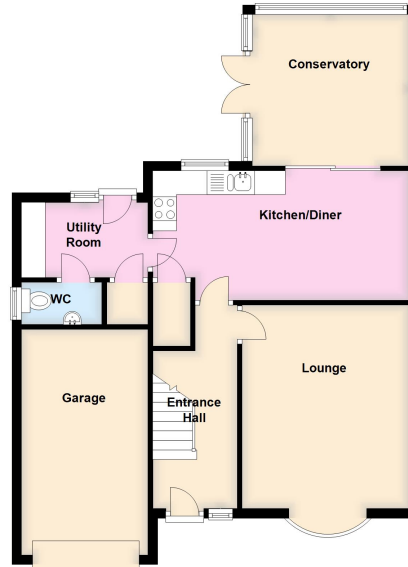
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

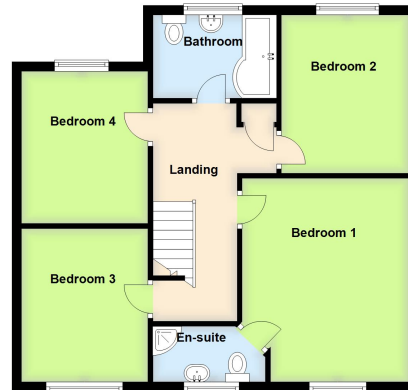
Ground Floor

Approx. 69.3 sq. metres (746.5 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.5 sq. feet)



Total area: approx. 128.8 sq. metres (1385.9 sq. feet)



t: 01205 361161
 e: sales@sharmanburgess.com
 www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		70	82
England, Scotland & Wales			
		EU Directive 2002/91/EC	