



£169,995

3 Watery Lane, Butterwick, Boston, Lincolnshire PE22 0HS

SHARMAN BURGESS

**3 Watery Lane, Butterwick, Boston,
Lincolnshire PE22 0HS
£169,995 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, wood effect laminate flooring, window to side elevation, coved cornice, ceiling light point.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, pedestal wash hand basin with tiled splashback, tiled floor, radiator, coved cornice, ceiling recessed lighting, obscure glazed window to front elevation, extractor fan.

A semi-detached property situated in the highly sought after village of Butterwick, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, ground floor cloakroom, lounge and kitchen diner. To the first floor are three bedrooms and a family bathroom. Further benefits include a block paved driveway, gas central heating, uPVC double glazing and an enclosed garden to the rear.



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LOUNGE

13' 0" x 17' 0" (including staircase) (3.96m x 5.18m)

Having window to front elevation, radiator, wood effect laminate flooring, TV aerial point, ceiling light point, wall mounted central heating thermostat.

KITCHEN DINER

17' 1" x 10' 9" (5.21m x 3.28m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, plumbing for automatic washing machine, integrated oven and grill, four ring gas hob with stainless steel fume extractor above, tiled floor, two radiators, coved cornice, ceiling light point, additional ceiling recessed lighting to kitchen area, French doors leading out to the the garden, further side entrance door.

BUILT-IN PANTRY/BOILER CUPBOARD

Providing additional storage space and housing the wall mounted electric fuse box and the wall mounted Ideal gas central heating boiler.

FIRST FLOOR LANDING

Having window to side elevation, access to loft space, coved cornice, ceiling light point, wood effect laminate flooring.

BEDROOM ONE

12' 9" (maximum) x 10' 0" (maximum) (3.89m x 3.05m)

Having window to front elevation, radiator, coved cornice, ceiling light point, wood effect laminate flooring.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

10' 9" x 8' 9" (3.28m x 2.67m)

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

BEDROOM THREE

7' 4" (maximum) x 7' 9" (maximum) (2.24m x 2.36m)

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

FAMILY BATHROOM

11' 8" (maximum) x 8' 5" (maximum) (3.56m x 2.57m)

Being fitted with a three piece suite comprising panelled bath, push button WC, pedestal wash hand basin with tiled splashback, tiled floor, radiator, coved cornice, ceiling recessed lighting, obscure glazed window to front elevation.

EXTERIOR

To the front, the property has a block paved driveway with additional turning space providing off road parking. There are two lawned sections and paved access leads to the front entrance door.

The rear garden is predominantly laid to lawn and is fully enclosed.

SERVICES

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

REFERENCE

07122024/28393090/BHA



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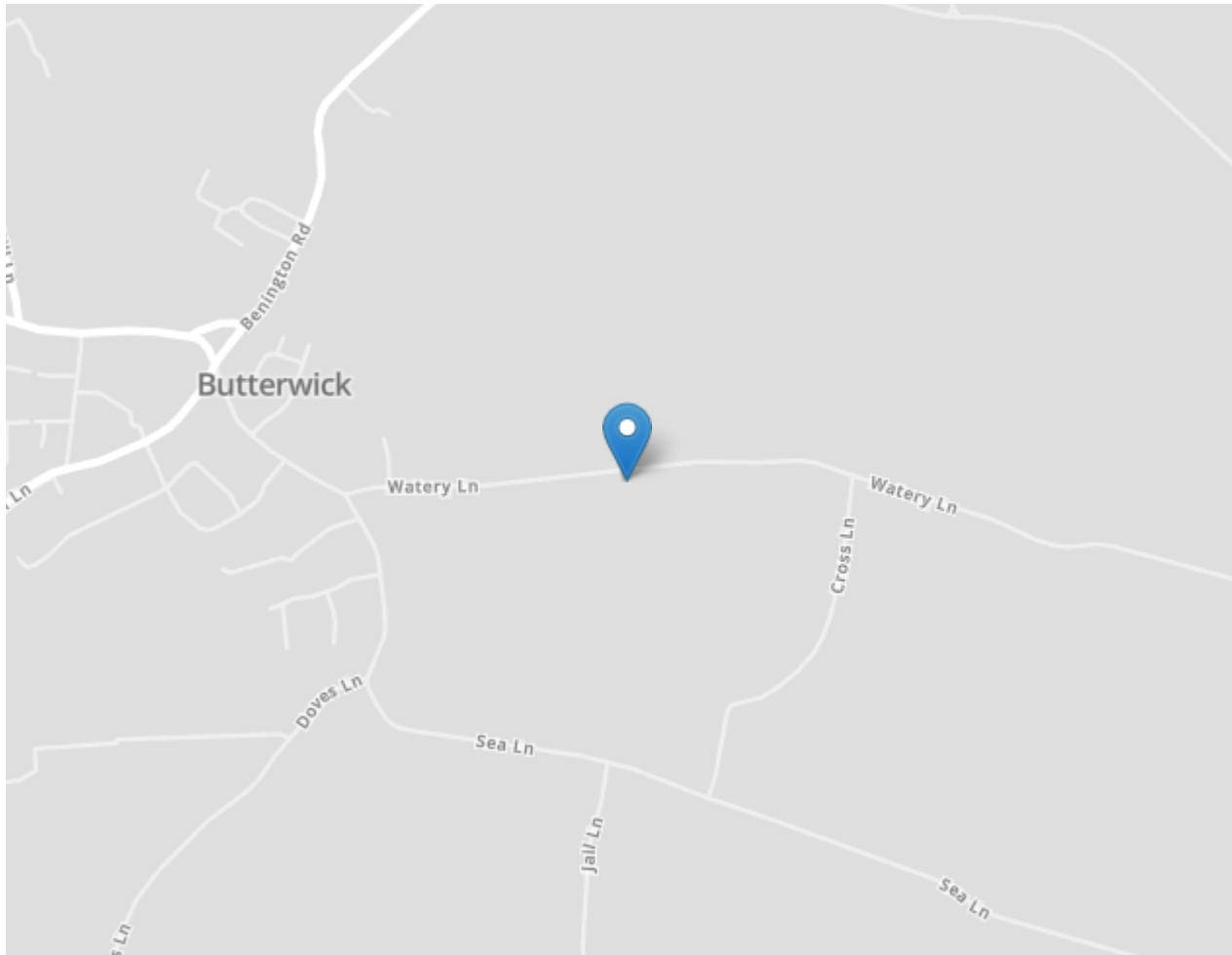
AGENT'S NOTES

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.

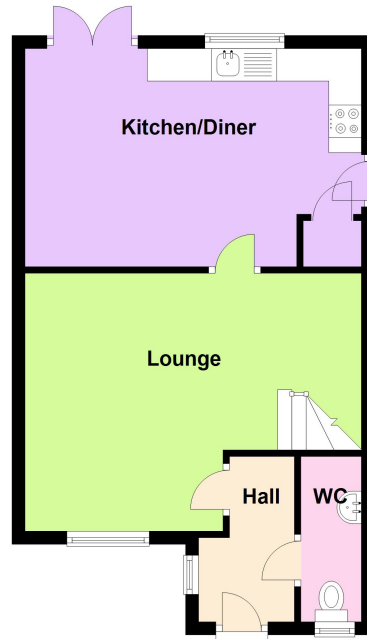
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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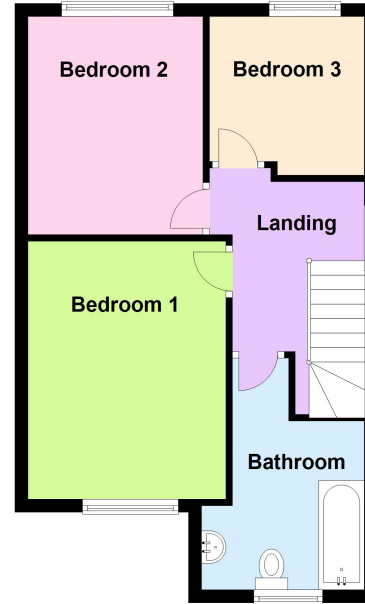
Ground Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



Total area: approx. 83.7 sq. metres (900.7 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	77	
(55-68)	D		
(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	