

**SHARMAN
BURGESS** Est. 1996
For Sale
0205 361161



Offers Over £200,000

10 Upsall Road, Butterwick, Boston, Lincolnshire PE22 0HH

SHARMAN BURGESS

**10 Upsall Road, Butterwick, Boston,
Lincolnshire PE22 0HH
Offers Over £200,000 Freehold**

ENTRANCE HALL

Having a partially obscure glazed front entrance door with obscure glazed windows to either side, radiator, ceiling light point, staircase leading off.

LOUNGE

19' 2" (maximum including chimney breast) x 13' 4" (maximum)
(5.84m x 4.06m)

Having window to front aspect, sliding patio doors to rear aspect, radiator, coved cornice, two ceiling light points, TV aerial point, fireplace with space for electric fire.

Situated in a popular village location and being offered for sale with NO ONWARD CHAIN is this semi-detached four bedroomed home. Accommodation comprises an entrance hall, lounge, kitchen, dining room, ground floor cloakroom, four bedrooms to the first floor, en-suite shower room to bedroom one, bathroom and separate WC. Further benefits include gas central heating, off road parking and enclosed rear garden.



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KITCHEN

12' 7" (maximum) x 13' 8" (maximum) (3.84m x 4.17m)
 Having roll edge work surfaces with stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units with glazed display cabinets, plumbing for automatic washing machine, space for Range cooker with stainless steel splashbacks and illuminated stainless steel fume extractor above, space for slimline dishwasher, window to rear aspect, ceiling recessed lighting, wall mounted Ideal gas central heating boiler.

DINING ROOM

15' 3" (maximum) x 10' 4" (maximum) (4.65m x 3.15m)
 Having French doors to side aspect, window to front aspect, radiator, ceiling recessed lighting.

GROUND FLOOR CLOAKROOM

Having WC, extractor fan, ceiling recessed lighting, obscure glazed window to rear aspect.

FIRST FLOOR LANDING

With access to roof space.

BEDROOM ONE

13' 10" (measurement taken to built-in wardrobe) x 10' 4" (4.22m x 3.15m)
 Having window to front aspect, radiator, ceiling recessed lighting, built-in wardrobes with sliding mirrored door.



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EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, corner shower cubicle with wall mounted mains fed shower, wash hand basin with vanity unit and mixer tap. Fully tiled walls, ceiling recessed lighting, extractor fan, heated towel rail, obscure glazed window to rear aspect.

BEDROOM TWO

13' 5" (maximum) x 9' 9" (maximum) (4.09m x 2.97m)
Having window to front aspect, radiator, ceiling light point.

BEDROOM THREE

10' 10" (maximum) x 7' 8" (maximum) (3.30m x 2.34m)
Having window to front aspect, coved cornice, ceiling light point.

BEDROOM FOUR

13' 4" (maximum) x 8' 9" (maximum) (4.06m x 2.67m)
Having window to rear aspect, radiator, ceiling light point.

BATHROOM

With pedestal wash hand basin, bath, radiator, ceiling light point, obscure glazed window to rear aspect, extended tiled splashbacks.

SEPARATE WC

With WC, coved cornice, ceiling light point, obscure glazed window.

EXTERIOR

To the front, the property has a dropped kerb leading to the driveway which provides off road parking.

The rear garden comprises a paved patio seating area and a section of artificial grass. The garden houses a timber shed and a rustic timber bar area which may be included within the sale. The garden is fully enclosed by fencing and served by external lighting.

SERVICES

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

REFERENCE

29012024/27241964/CHA



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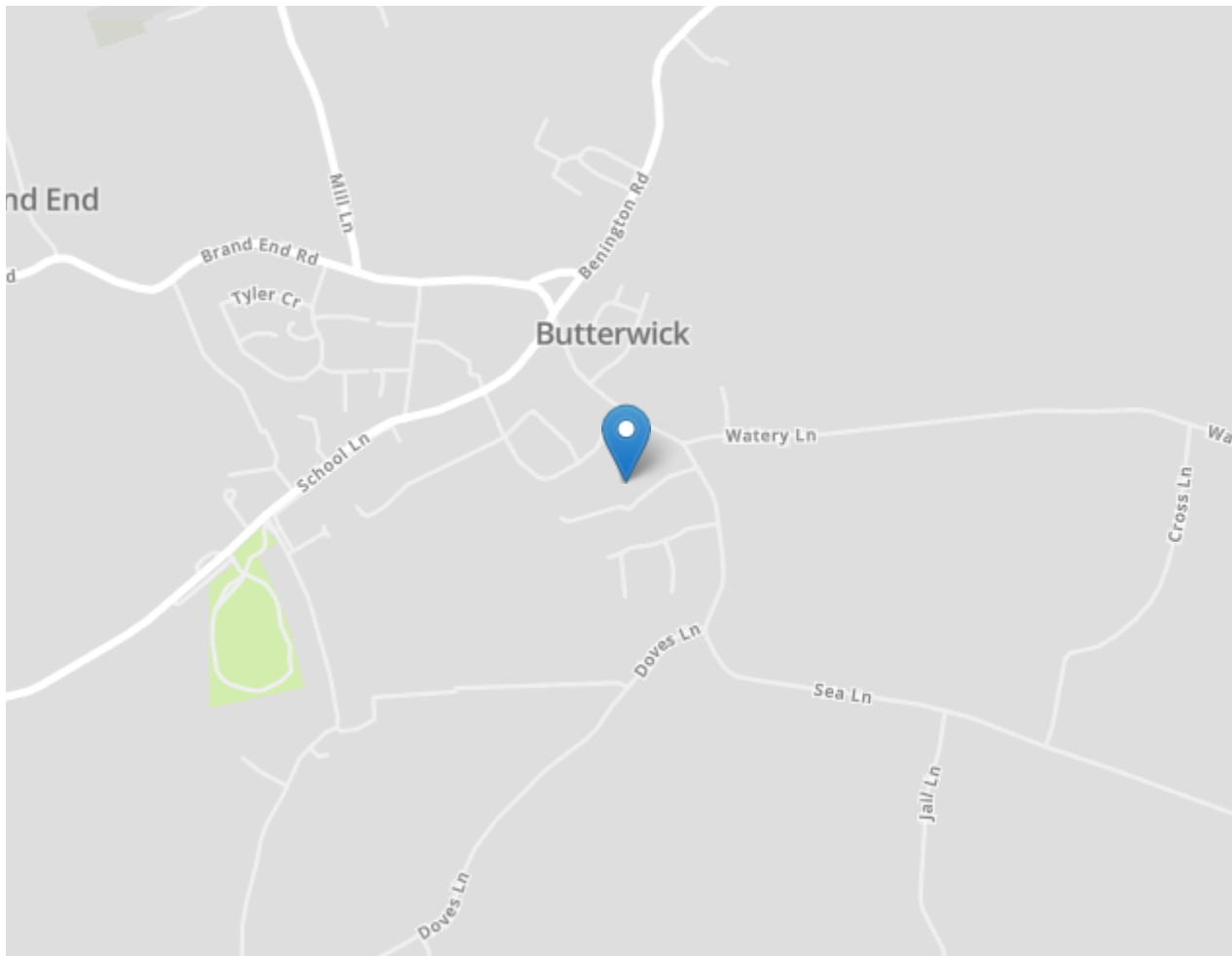
AGENT'S NOTES

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.

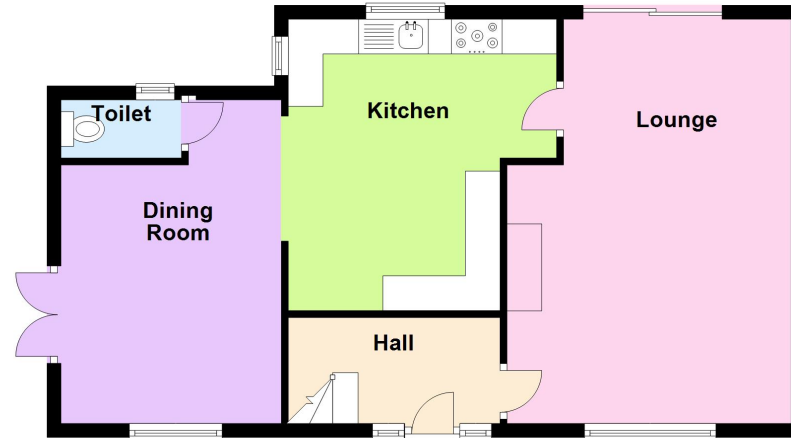
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

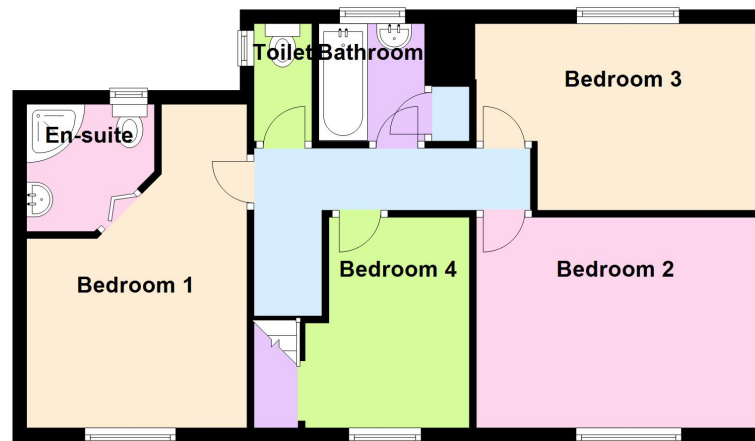
Ground Floor

Approx. 57.3 sq. metres (617.0 sq. feet)



First Floor

Approx. 57.3 sq. metres (617.0 sq. feet)



Total area: approx. 114.6 sq. metres (1234.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(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	