



£260,000

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

SHARMAN BURGESS

**21 Tyler Crescent, Butterwick, Boston,
Lincolnshire PE22 0JT
£260,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having uPVC front entrance door, wood laminate flooring, radiator, coved cornice, doors to Lounge and: -

A modern detached property situated in the popular village of Butterwick benefiting from good sized gardens, off road parking and single garage. Accommodation comprises an entrance hall, lounge, conservatory, modern kitchen diner, utility room, ground floor cloakroom, three bedrooms to the first floor, with modern en-suite shower room to bedroom one, and a modern family bathroom. Further benefits include gas central heating and uPVC double glazing.



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KITCHEN DINER

16' 6" x 11' 3" (5.03m x 3.43m)

Having a modern fitted kitchen comprising base level storage units, drawer units, larder unit and matching eye level wall units, areas of work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink and drainer with mixer tap, integrated four ring gas hob with extractor fan above, double electric oven, space for standard height fridge freezer, integrated slimline dishwasher, integrated fridge, wood design tiled floor, covered cornice, double glazed window to front elevation, radiator, door to: -

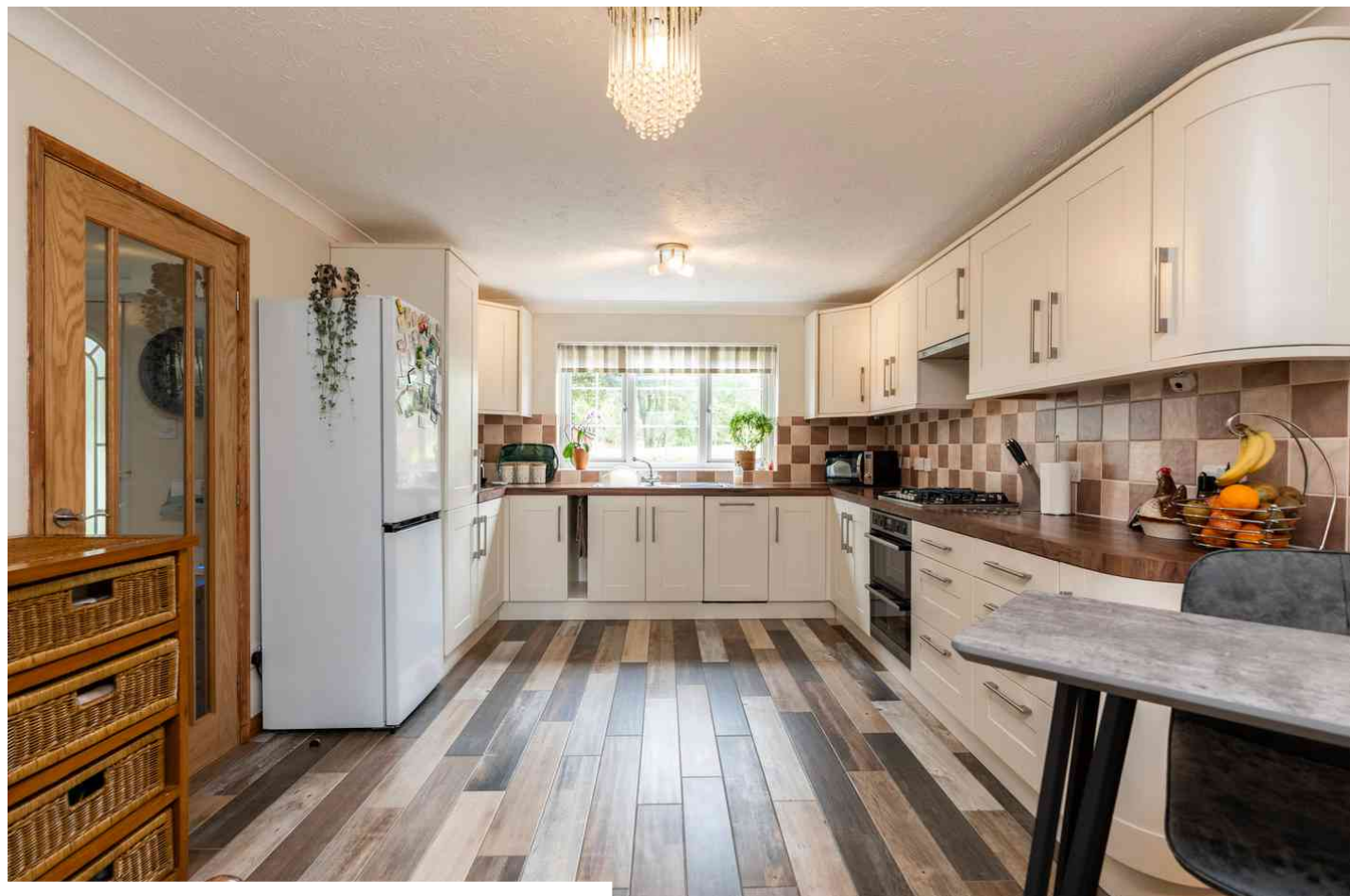
UTILITY ROOM

5' 10" x 7' 6" (1.78m x 2.29m)

Having space and plumbing for automatic washing machine, space for condensing tumble dryer (both can be included in the sale), area of work surface, wall mounted Worcester gas central heating boiler, wood design tiled floor, double glazed window to rear elevation, uPVC double glazed rear entrance door, radiator, coved cornice, built-in storage cupboard, door to: -

GROUND FLOOR CLOAKROOM

Having low level WC, wash hand basin inset to vanity unit with tiled splashback, radiator, coved cornice, double glazed window to rear elevation, wood design tiled floor.



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LOUNGE

16' 2" (maximum) x 17' 8" (maximum) (4.93m x 5.38m)

Having wood effect laminate flooring, two radiators, double glazed window to front elevation, TV aerial point, wall light points, coved cornice, gas fireplace with marble surround and wooden mantle, staircase rising to first floor, double glazed sliding doors through to: -

CONSERVATORY

11' 3" x 10' 4" (3.43m x 3.15m)

Of brick and uPVC construction with pitched polycarbonate roof. Having double glazed windows to side and rear elevations, ceiling fan light, wood laminate flooring, radiator.

FIRST FLOOR LANDING

Having double glazed window to rear elevation, door to airing cupboard, access to roof space, coved cornice.

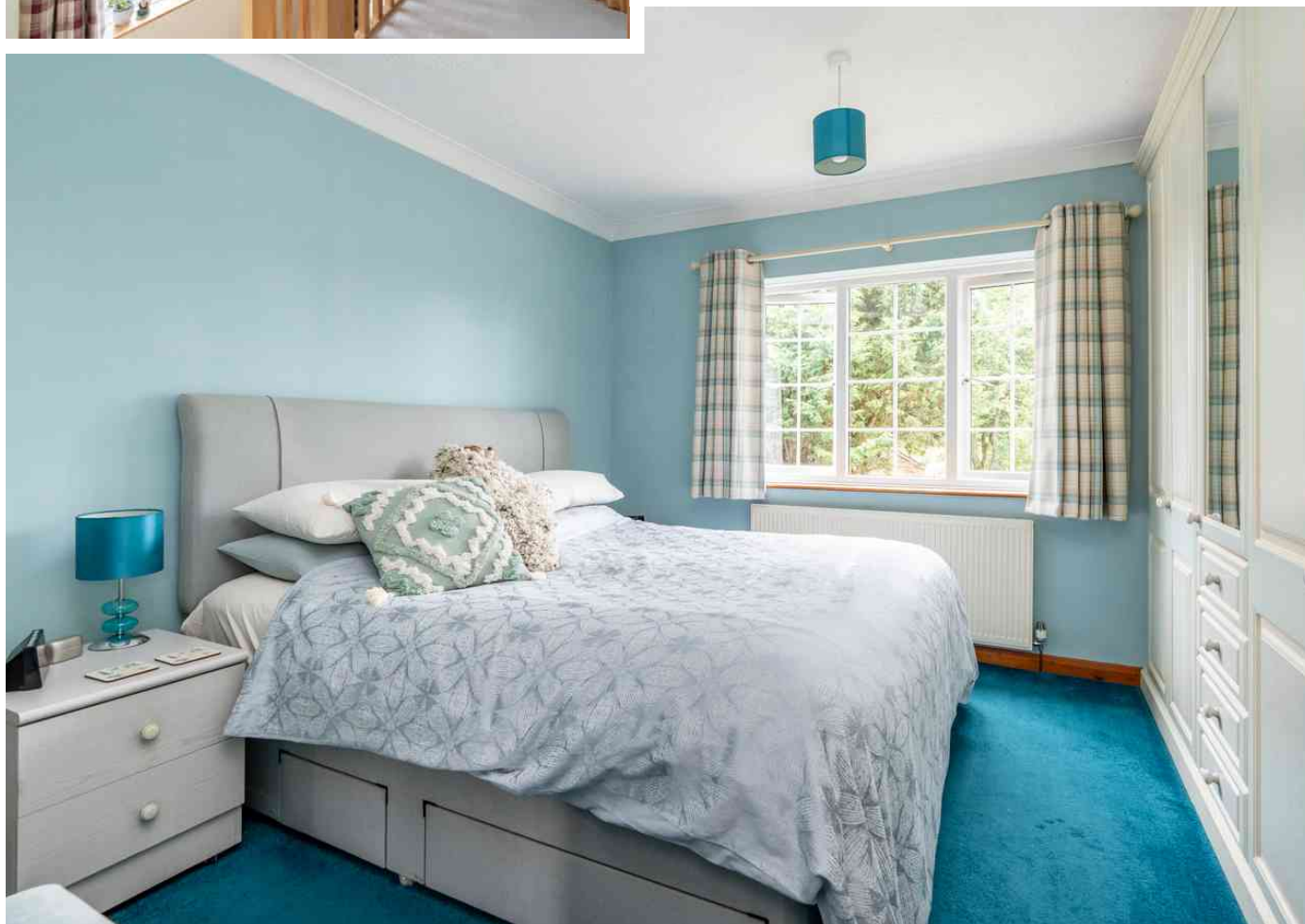
BEDROOM ONE

13' 3" (maximum into doorway) x 9' 4" (maximum to wardrobe doors) (4.04m x 2.84m)

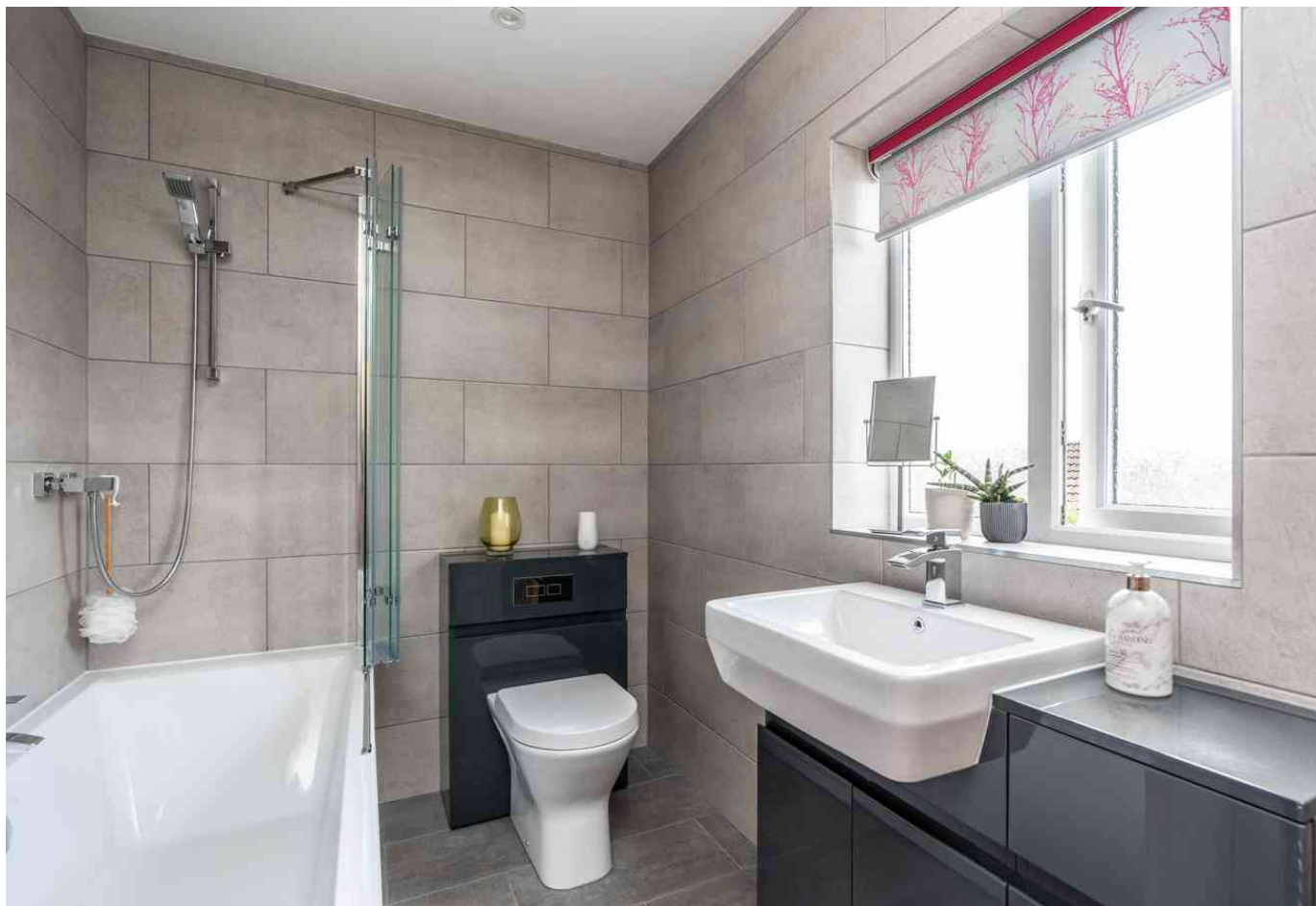
Having double glazed window to front elevation, radiator, coved cornice, fitted wardrobes and drawer units to one wall with hanging rails and shelving within, door to: -

EN-SUITE SHOWER ROOM

Being fitted with a modern three piece suite comprising low level WC with concealed cistern, wash hand basin inset to vanity unit, walk-in shower fitted within a tiled recess with wall mounted electric shower within, heated towel rail, additional storage units, double glazed window to side elevation, fully tiled walls, tiled floor, ceiling recessed spotlight, extractor fan, electric shaver point.



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BEDROOM TWO

14' 2" (measurement taken to wardrobes) x 9' 10" (4.32m x 3.00m)

Having double glazed window to front elevation, radiator, coved cornice, fitted wardrobes to one wall with hanging rails and shelving within.

BEDROOM THREE

8' 1" x 7' 4" (2.46m x 2.24m)

Having double glazed window to front elevation, radiator, coved cornice.

FAMILY BATHROOM

Being fitted with a modern suite comprising panelled bath with mixer tap and mains fed shower above and folding shower screen, low level WC with concealed cistern, wash hand basin inset to vanity unit, tiled floor, fully tiled walls, extractor fan, ceiling recessed spotlights, wall mounted heated towel rail, electric shaver point, double glazed window to rear elevation.

EXTERIOR

To the front of the property is a shaped lawn with mature tree and hedging to the front boundary, overlooking the communal green. A pathway leads to the front entrance door. Gated access leads to the rear garden.



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REAR GARDEN

The rear garden is predominantly laid to lawn and benefits from a paved patio area, slate shrub and bush borders, established pear tree and an ornamental pond with water feature. The side garden comprises two paved patio seating areas, one of which is tucked away and is extremely private and the other is served by a timber pergola. The side garden also houses a brick built barbecue and a timber summerhouse (to be included in the sale). An archway leads to the block paved driveway to the rear of the property.

Vehicular access is via double gates from the cul-de-sac on Tyler Crescent and leads to the block paved driveway, which provides off road parking as well as vehicular access to the: -

DETACHED SINGLE GARAGE

17' 11" x 9' 0" (5.46m x 2.74m)

Having electric roller door, served by power and lighting and loft space .

SERVICES

Mains electricity, water, gas and drainage are connected.

REFERENCE

03072025/29260592/LAV



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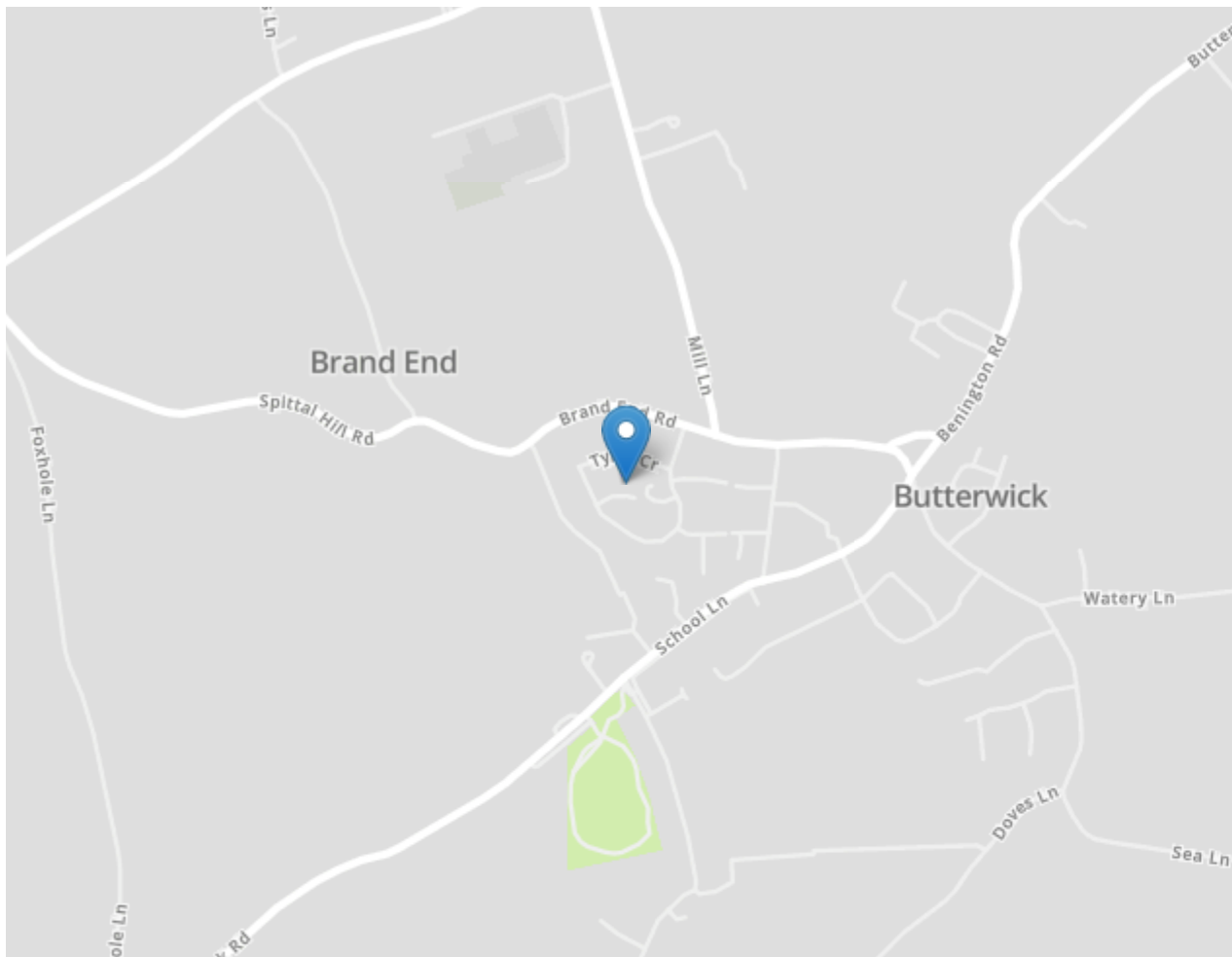
AGENT'S NOTES

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.

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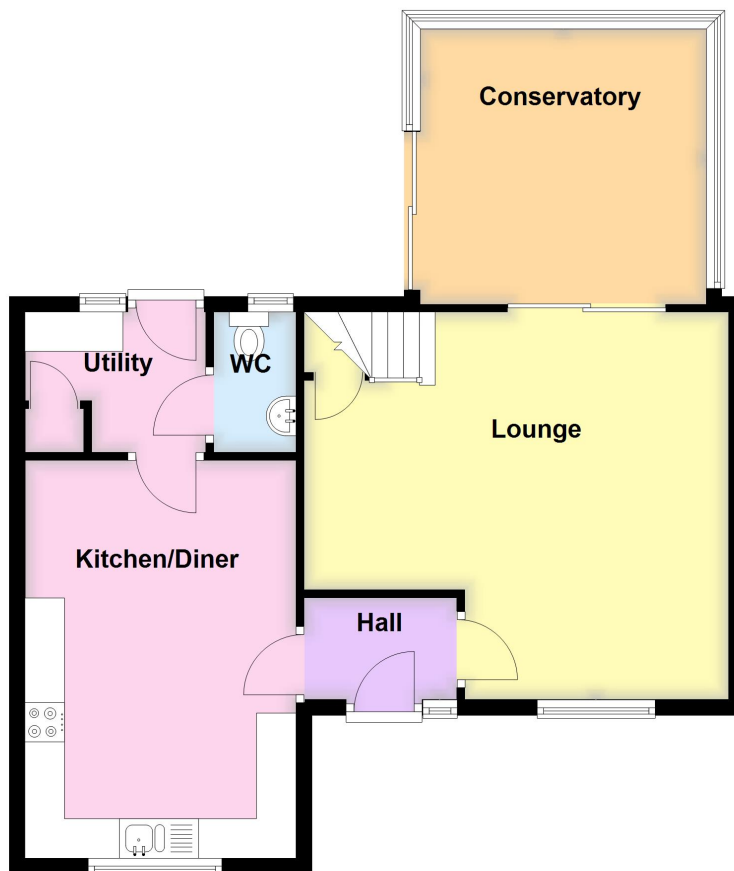
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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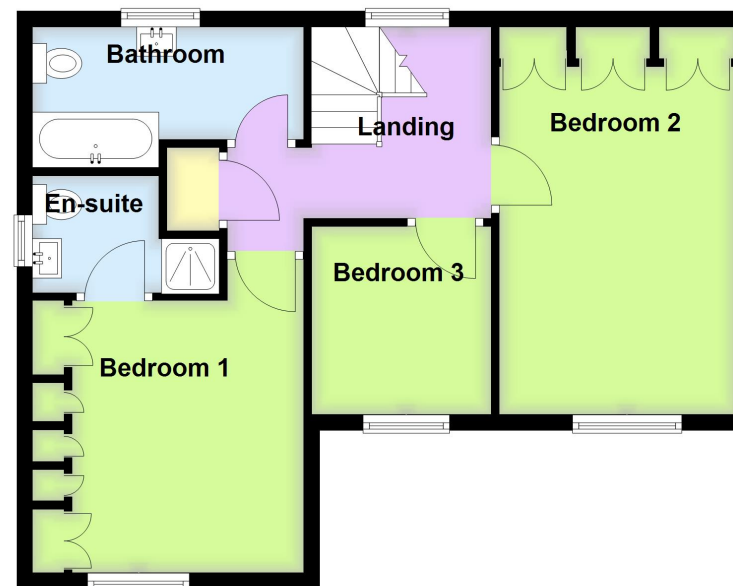
Ground Floor

Approx. 63.5 sq. metres (683.4 sq. feet)



First Floor

Approx. 50.5 sq. metres (544.1 sq. feet)



Total area: approx. 114.0 sq. metres (1227.5 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	83
(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		