



**£299,950**

47a Prince William Drive, Butterwick, Boston, Lincolnshire PE22 0JG

**SHARMAN BURGESS**

**47a Prince William Drive, Butterwick,  
Boston, Lincolnshire PE22 0JG  
£299,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially obscure glazed front entrance door, coved cornice, radiator, ceiling light point, access to roof space, airing cupboard housing the hot water cylinder and slatted linen shelving.

**LOUNGE**

18' 0" x 11' 7" (including chimney breast) (5.49m x 3.53m)

With window to front aspect, two radiators, coved cornice, ceiling light point, TV aerial point, living flame coal effect gas fireplace with fitted hearth, inset and display surround.

A detached bungalow situated on a corner plot with ample off road parking to the front and open views of farmland to the rear. The accommodation comprises an entrance hall, lounge, kitchen diner, utility room, cloakroom, three bedrooms with en-suite shower room to bedroom one and a further four piece family bathroom. Further benefits include two single garages and enclosed rear garden.



**SHARMAN BURGESS**



#### **KITCHEN DINER**

12' 7" x 11' 4" (3.84m x 3.45m)

Having counter tops with inset one and a half bowl sink and drainer unit with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring electric hob with fume extractor above, plumbing for dishwasher, tiled floor, radiator, TV aerial point, telephone point, central heating timer, coved cornice, ceiling light point, radiator, window to rear aspect, cloak cupboard providing storage.

#### **UTILITY ROOM**

9' 0" x 7' 8" (2.74m x 2.34m)

Having counter tops, base level storage units, wall units, plumbing for automatic washing machine, space for twin height fridge freezer, space for standard height fridge or freezer, tiled floor, radiator, coved cornice, ceiling light point.

#### **CLOAKROOM**

Having a two piece suite comprising a push button WC, wash hand basin with mixer tap and tiled splashback, tiled floor, coved cornice, ceiling light point, radiator.

#### **CONSERVATORY**

14' 4" x 11' 2" (4.37m x 3.40m)

Of brick and uPVC double glazed construction. With French doors leading to garden, TV aerial point, radiator, ceiling light point, tiled floor.

#### **BEDROOM ONE**

17' 7" (maximum measurement including entrance area) x 12' 4" (5.36m x 3.76m)

With window to rear aspect, radiator, coved cornice, ceiling light point, built-in wardrobes with overhead storage lockers.



**SHARMAN  
BURGESS** Est 1996

### EN-SUITE SHOWER ROOM

With WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted mains fed shower, extended tiled splashbacks, radiator, electric shaver point, extractor fan, coved cornice, ceiling light point, obscure glazed window.

### BEDROOM TWO

12' 4" x 12' 3" (3.76m x 3.73m) (both maximum measurements)

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

### BEDROOM THREE

8' 7" x 8' 0" (2.62m x 2.44m) (both maximum measurements)

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

### BATHROOM

Having a four piece suite comprising a bath suitable for persons with reduced mobility, shower cubicle with wall mounted electric shower and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, WC, radiator, fully tiled walls, coved cornice, ceiling light point, electric shaver point, extractor fan, obscure glazed window to the rear aspect.

### EXTERIOR

The property is situated on a sizeable corner plot with a dropped kerb leading to the driveway which provides ample off road parking. A block paved pathway leads to the front entrance door. The driveway also provides vehicular access to both of the single garages.

### SINGLE GARAGE

With electric roller door, served by power and lighting.

### ADDITIONAL SINGLE GARAGE

Of concrete sectional construction with up and over door.

### REAR GARDEN

The property has a good sized rear garden initially comprising a paved seating area, leading to the remainder of the garden which is predominantly laid to shaped lawn with plant and shrub borders. There is also an additional section which has been used for the cultivation of vegetables. The garden benefits from a timber shed to be included with the sale. The garden is fully enclosed by fencing and served by outside lighting.

### SERVICES

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

### REFERENCE

11012023/RIN



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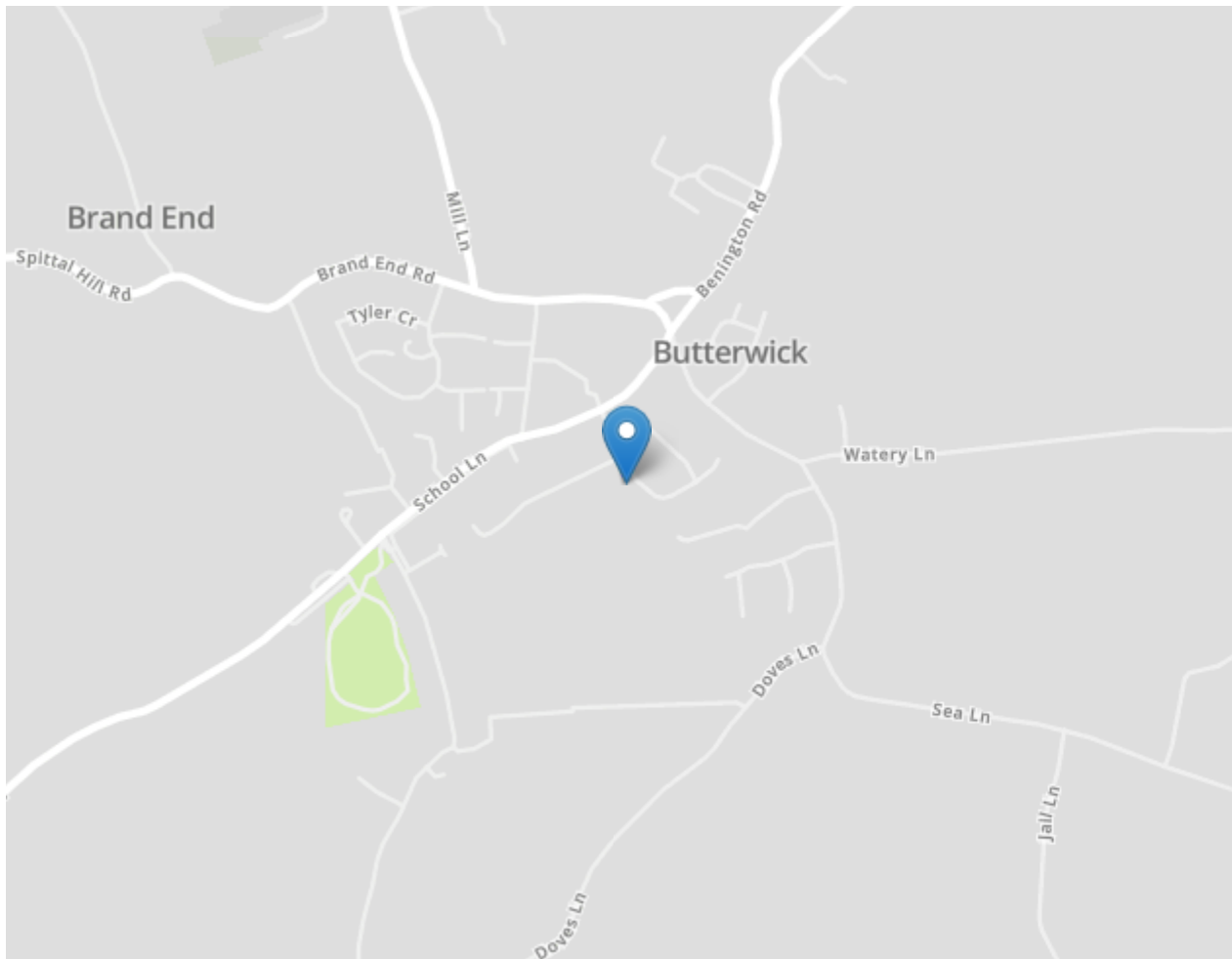
## AGENT'S NOTES

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. 136.6 sq. metres (1470.7 sq. feet)



Total area: approx. 136.6 sq. metres (1470.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	