



£199,950

5 Butterwick Road, Freiston, Boston, Lincolnshire PE22 0LF

SHARMAN BURGESS

**5 Butterwick Road, Freiston, Boston,
Lincolnshire PE22 0LF
£199,950 Freehold**

ACCOMMODATION

With partially obscure glazed front entrance door leading into the entrance hall.

ENTRANCE HALL

With staircase leading to the first floor landing, radiator, ceiling light point, window to side aspect.

KITCHEN

10' 10" x 8' 4" (3.30m x 2.54m) (both maximum measurements)
Having counter top with inset one and half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units including pan drawers, glazed display wall unit with wine rack to either side, plumbing for automatic washing machine, space for electric cooker with stainless steel illuminated fume extractor above, window to side aspect, ceiling light point. Doors to walk-in pantry and side entrance.

Situated in a highly sought after village location and having a fantastic plot size with large driveway, front, side and rear gardens. This property has further scope to alter and extend (s.t.p.p). The accommodation comprises an entrance hall, lounge, dining room, kitchen with pantry, ground floor cloakroom, three bedrooms to the first floor, as well as a two piece bathroom and separate WC. Further benefits include gas central heating and a modern kitchen.



SHARMAN BURGESS



WALK-IN PANTRY

With obscure glazed window to rear aspect, wall mounted shelving and space for twin height fridge freezer.

LOUNGE

12'9" x 11'0" (3.89m x 3.35m)

With window to rear aspect, radiator, coved cornice, ceiling light point, open plan through to the dining room.

DINING ROOM

12'6" x 12'3" (maximum measurement into bay window) (3.81m x 3.73m)

With feature bay window to the front aspect, radiator, coved cornice, ceiling light point, additional door leading to the entrance hall.

SIDE ENTRANCE

With partially obscure glazed door to front aspect, ceiling light point, further door leading to the rear garden. Door to cloakroom.

GROUND FLOOR CLOAKROOM

With push button WC, obscure glazed window and light point.

FORMER COAL STORE

Currently being used for storage.

REAR STORE

With window to rear aspect and light point. In the Agents opinion, this would make an ideal utility room, subject to gaining the necessary planning permissions and consents from the relevant local authority.

FIRST FLOOR LANDING

With window to side aspect, ceiling light point, access to roof space.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

12' 5" (maximum measurement) x 12' 2" (maximum measurement including chimney breast and entrance area) (3.78m x 3.71m)

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

BEDROOM TWO

11' 2" (maximum measurement including wardrobe) x 12' 2" (maximum measurement into entrance area) (3.40m x 3.71m)

With window to rear aspect, radiator, ceiling light point, built-in wardrobe with shelving within.

BEDROOM THREE

8' 9" x 6' 7" (2.67m x 2.01m) (both maximum measurements)

With window to front aspect, radiator, coved cornice, ceiling light point, built-in over stairs wardrobe with hanging rail within.

FAMILY BATHROOM

With a two piece suite comprising a bath with mixer tap and shower attachment and a wall mounted electric shower over and fitted shower screen, wash hand basin with vanity unit and mixer tap, radiator, extended tiled splashback where required, ceiling recessed lighting, obscure glazed window to rear aspect, built-in boiler cupboard housing the Ideal gas combi central heating boiler.

SEPARATE WC

With push button WC and ceiling light point.

EXTERIOR

An undoubted feature of the property is the large plot on which it stands, with a substantial gravelled driveway providing off road parking and hardstanding for numerous vehicles. There is a good sized front lawn interspersed with a variety of shrubs and low level privet hedging to the front boundary. Beyond the driveway is a further section of lawn, with gated access leading around into the rear garden. The rear garden is predominantly laid to lawn and fully enclosed by a mixture of fencing and hedging.

SERVICES

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

REFERENCE

190522/TRI



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 Â£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 Â£100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor
Approx. 60.4 sq. metres (649.7 sq. feet)



First Floor
Approx. 43.4 sq. metres (467.2 sq. feet)



Total area: approx. 103.8 sq. metres (1116.9 sq. feet)



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

