



## 6 Sea Lane

Butterwick is one of our most popular villages for families and it is easy to see why. With a village primary school and day nursery located opposite the playing field, the property is in an ideal position for walking to school with young children. The shop, fish and chip shop and the village pub are located in the centre of the village and the bus stops regularly operate throughout the day on its route from Boston through to Skegness. For a family with secondary school aged children, the school bus collects and drops off in the village for Boston schools as well as the Giles Academy in Old Leake.

With a garage conversion/extension adding a third bedroom and a dining/family room, this detached bungalow is certainly more spacious than you could ever imagine from the road. At nearly 8m in length, the family room could serve a variety of uses or even be partitioned into two room, and the three bedrooms are all good size doubles too. A lovely shower room is another highlight, having been updated by the owners to include a modern vanity suite and a shower cubicle with a rain head.

Outside, the front has parking for several cars, whilst the generous rear garden comprises a patio and gravel area, perfect for BBQs, beyond which lies a garden laid to lawn. The lawn has an area of raised decking and seems an ideal size for viewers with pets and younger family members. Buyers hoping to move quickly will be pleased to note that the property is also being offered with the benefit of no onward chain.

- Spacious Detached Bungalow
- Lounge and Separate Dining Room/Family Room
- Three Double Bedrooms & Updated Shower Room
- Generous Rear Garden
- Gas-Fired Central Heating & uPVC Double Glazing
- Tenure: Freehold. EPC 'D' Council Tax 'C'
- No Onward Chain





Entrance via a part-glazed and leaded effect door into the:

**Entrance Hall** - The entrance hall has tiled floor, radiator, loft access and doors arranged off to:

**Lounge 4.87m x 3.47m** – With diamond-leaded effect window to the front, two radiators and feature fireplace with coal-effect electric fire.

**Kitchen 3.63m x 3.21m** - The kitchen has uPVC window overlooking the rear garden and comprises a range of fitted units to both base and eye level, with work surfaces over, having an inset one-and-a-half bowl stainless steel sink/drainage with 2-lever mixer tap and an inset gas hob with eye level oven and grill. There are also spaces for washing machine and dishwasher and space for an American style fridge/freezer. The kitchen has open access through to the dining/family room.

**Dining/ Family Room 7.71m x 2.57m** – Currently used as a dining room which extends into a snug area, this room could serve a variety of uses or potentially even be separated in to two as needed. There are French doors leading to the garden and an additional glazed door and window off the initial dining area. Recessed lights, sockets for wall-mounted TV and door to the third bedroom/ former garage.

**Bedroom One 3.69m x 3.47m** - A generous double bedroom, bedroom one has a uPVC diamond-lead effect window overlooking the front and radiator.

**Bedroom Two 3.63m x 3.23m** – All three of the bedrooms are excellent sizes, so this bedroom (which overlooks the rear garden) could prove equally suitable as the main bedroom.

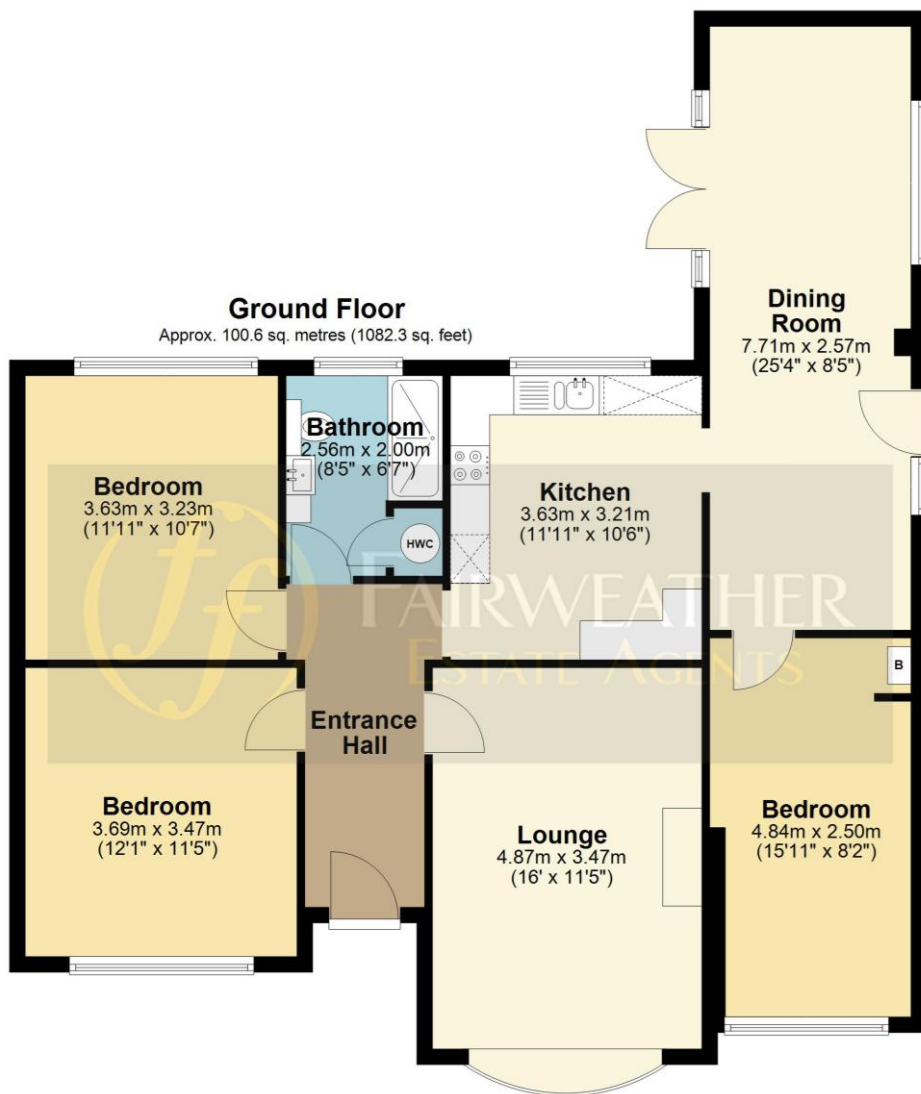
**Bedroom Three 4.84m x 2.50m** – A third double bedroom with uPVC window to the front, recessed lights and radiator.

**Shower Room**– The shower room comprises a lovely white suite of walk-in shower with both handheld shower and rain head, vanity basin with mixer tap and drawers below and a concealed flush WC. Fitted bathroom cabinet, backlit mirror with anti-fogging, airing cupboard housing the hot water cylinder and immersion heater.

**Outside** – The property has the benefit of parking for several vehicles to the front, whilst the rear of the property combines a low-maintenance gravel/patio area with a generous lawned garden. The garden has been bordered with fencing and a variety of established trees and shrubs. There is also a raised decking area, garden shed, an outside light and cold water tap.







Total area: approx. 100.6 sq. metres (1082.3 sq. feet)

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