



£300,000

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

NEWTONFALLOWELL



Tyler Crescent, Butterwick
Boston, Lincolnshire, PE22 0JT
£300,000 Freehold

ACCOMMODATION

Open porch with part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, laminate flooring, smoke alarm and staircase rising to first floor.

LOUNGE

15'6" x 13'10" (4.73m x 4.23m)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator, television aerial connection point and wall mounted contemporary style electric fire. Open through to the:

A fantastic four bedroom detached house in a popular village location. Having well presented & spacious accommodation comprising: entrance hall, lounge, dining room, office/playroom, fitted kitchen, utility room and cloakroom to ground floor. Master bedroom with en-suite, three further bedrooms and family bathroom to first floor. Outside the property has off-road parking to the front and an attractive enclosed garden to the rear with two summerhouses. The property benefits from gas central heating and double glazing.



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DINING ROOM

13'1" x 11'8" (4.00m x 3.57m)

Having sealed unit double glazed uPVC french doors to rear elevation & garden, coved ceiling and radiator.

OFFICE/PLAYROOM

16'0" x 9'1" (4.89m x 2.78m)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator and built-in cupboard.

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KITCHEN

13'1" x 11'10" (4.00m x 3.61m)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, radiator and laminate flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under, cupboard & open ended shelving over, space for upright fridge/freezer to one side. Work surface return with inset five burner gas hob, integrated electric double oven, cupboards & drawers under, cupboards & stainless steel cooker hood over, tall larder style cupboard to one side. Further work surface with drawers under, glazed display units, drawers & cupboard over.

UTILITY ROOM

9'10" x 5'10" (3.00m x 1.80m)

Having sealed unit double glazed uPVC window & part glazed uPVC door to side elevation, coved ceiling, vinyl flooring, work surface with inset sink & drainer, cupboard, space & plumbing for automatic washing machine and tumble dryer under.

CLOAKROOM

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, vinyl flooring, close coupled WC and hand basin.



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FIRST FLOOR LANDING

Having sealed unit double glazed uPVC window to side elevation, coved ceiling, smoke alarm and built-in cupboard.

MASTER BEDROOM

15'5" x 13'9" (4.70m x 4.19m)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator and dado rail.

EN-SUITE

8'8" x 6'10" (2.64m x 2.08m)

Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator, tiled floor, majority tiled walls and extractor. Fitted with a suite comprising: large shaped shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards under and cupboards over.



BEDROOM TWO

13'1" x 9'10" (3.99m x 3.00m)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling and radiator.

BEDROOM THREE

9'10" x 9'10" (3.00m x 3.00m)

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling and radiator.

BEDROOM FOUR

12'4" x 7'8" (3.77m x 2.36m)

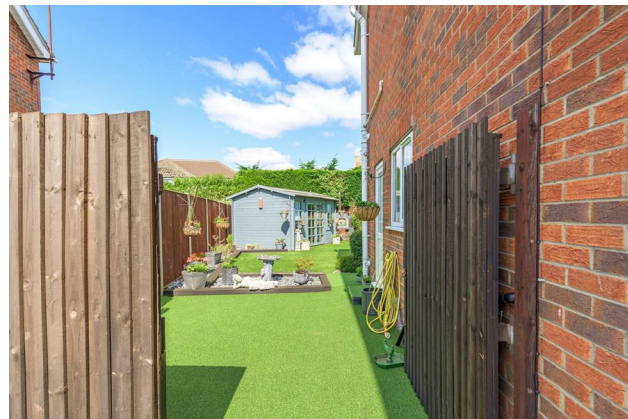
Having sealed unit double glazed uPVC window to front elevation, coved ceiling, radiator and built-in cupboard.

FAMILY BATHROOM

9'10" x 8'2" (max) (3.00m x 2.49m (max))

Having sealed unit double glazed uPVC window to rear elevation, coved ceiling, radiator, tiled floor and tiled splashbacks. Fitted with a white suite comprising: shaped bath with shower fitting & anti-splash screen over, close coupled WC and hand basin inset to vanity unit with cupboards under.





EXTERIOR

To the front of the property there is a lawned garden and a pressed concrete driveway which provides off-road parking.

Gated access to the:

REAR GARDEN

Being enclosed by timber fencing and having shaped lawn with borders, summerhouse with bar area & seating inside. Artificial grass seating area adjacent to the dining room, further artificial grass area with further timber built summerhouse.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is double glazed. The current council tax is band D.



VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

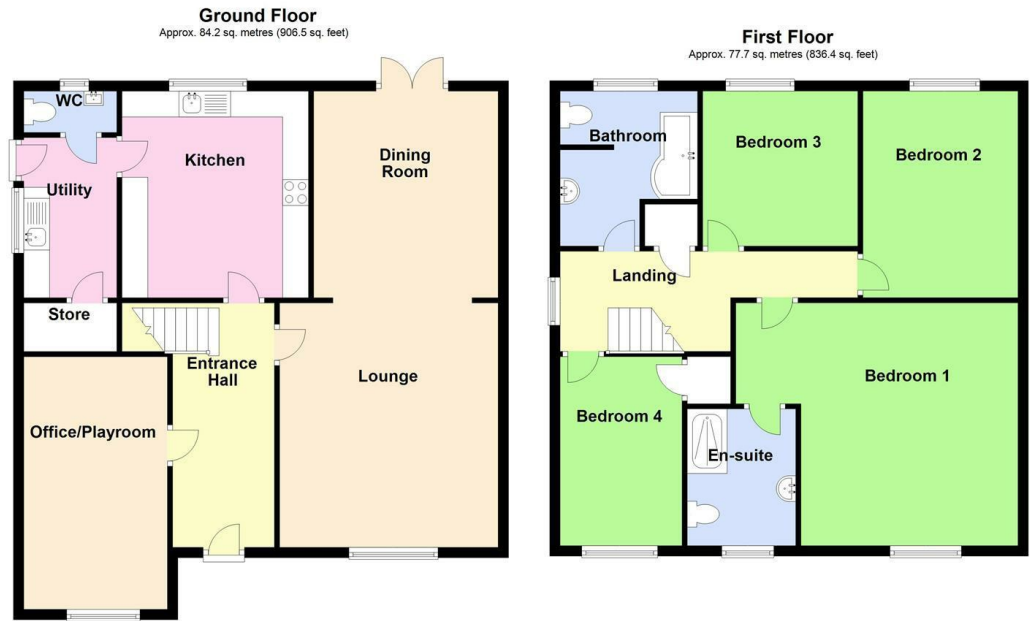
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For more information please call in the office or telephone 01205 353100.



Total area: approx. 161.9 sq. metres (1742.9 sq. feet)



t: 01205 353100
e: boston@newtonfallowell.co.uk
www.newtonfallowell.co.uk

