



3 Prince William Drive, Butterwick, Boston, PE22 0JG



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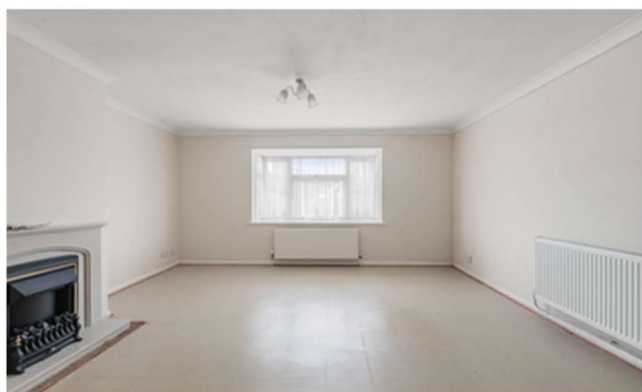
Freehold

£225,000



## Key Features

- Detached bungalow
- Three bedrooms
- Lounge, kitchen & conservatory
- Shower room & separate WC
- Driveway, car port & garage
- Low maintenance enclosed rear garden
- NO CHAIN
- EPC rating B







A detached bungalow in a sought after village location. Having accommodation comprising: entrance hall, lounge, kitchen, three bedrooms, conservatory, shower room and separate WC. Outside the property has a driveway providing off-road parking, a large car port, garage and a low maintenance enclosed rear garden. The property benefits from gas central heating, double glazing and solar panels. NO CHAIN

#### ACCOMMODATION

Part glazed uPVC entrance door through to the:

#### ENTRANCE HALL

Having coved & textured ceiling, radiator, three storage cupboards and access to roof space with water heater.

#### LOUNGE

4.77m x 5.18m (15'7" x 17'0")

(max) Having bow window to front elevation, coved ceiling, radiator, television aerial & telephone connection points and marble fireplace with electric fire.

#### KITCHEN

2.96m x 4.82m (9'8" x 15'10")

(max) Having window to front elevation, part glazed uPVC door to side elevation, coved ceiling and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, integrated gas oven, cupboards & drawers under, cupboards & extractor over. Further work surface with appliance space under, cupboard & gas fired combination boiler providing for both domestic hot water & heating over and larder style cupboard to side.



#### BEDROOM ONE

3.36m x 3.51m (11'0" x 11'6")

Having window to rear elevation overlooking the conservatory, coved ceiling and radiator.

#### BEDROOM TWO

2.69m x 4.41m (8'10" x 14'6")

Having coved ceiling, radiator and sliding doors to the:

#### CONSERVATORY

2.76m x 5.59m (9'1" x 18'4")

Of uPVC frame construction on brick walls with polycarbonate roof. Having french doors to rear elevation & garden and radiator.

#### BEDROOM THREE

2.49m x 2.53m (8'2" x 8'4")

Having window to side elevation, coved ceiling and radiator.

#### SHOWER ROOM

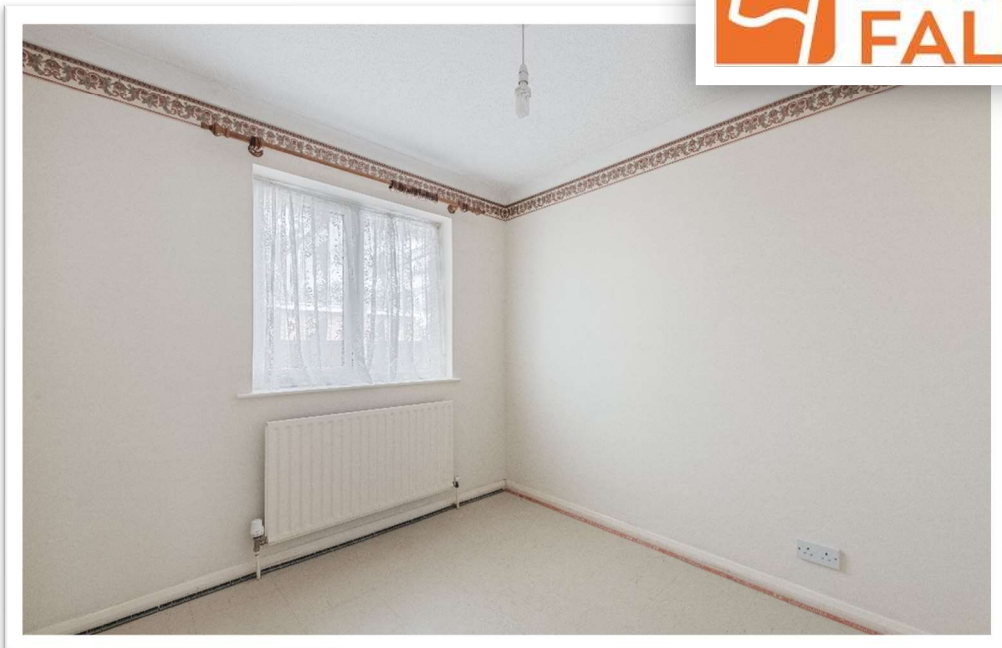
Having window to side elevation, coved ceiling, radiator and tiled walls. Fitted with a suite comprising: shower enclosure with mixer shower fitting and hand basin inset to vanity unit with cupboards under.

#### SEPARATE WC

Having window to side elevation, tiled walls and close coupled WC.



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## EXTERIOR

To the front of the property there is a block paved area and a concrete driveway which provides off-road parking extending down to the side of the property where there is a large car port and access to the:

## GARAGE

2.64m x 5.38m (8'8" x 17'8")

Having electric roller door, window to side, light and power.

## REAR GARDEN

Being enclosed with side access and paved for ease of maintenance with a garden shed.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired combination boiler serving radiators and the property is double glazed. The current council tax is band C. The property also has solar panels.

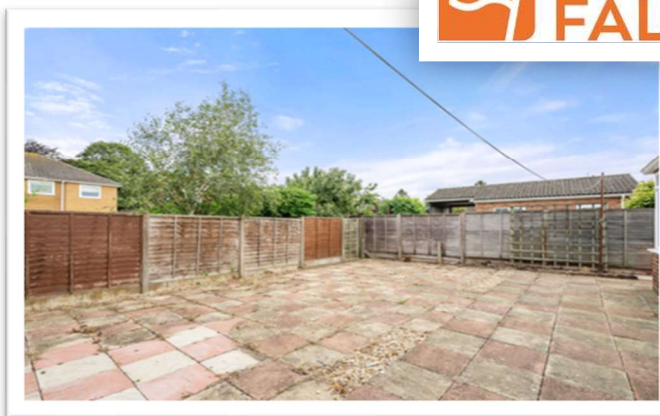
## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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## Floorplan



Total area: approx. 103.1 sq. metres (1109.4 sq. feet)



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