



19 Peter Paine Close, Butterwick, Boston, PE22 0HA

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Freehold

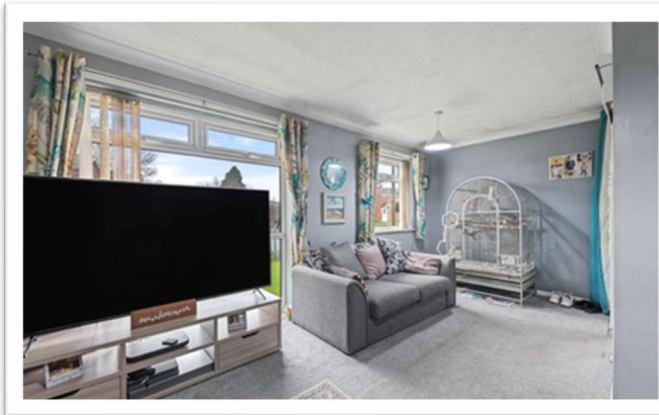
£175,000



Key Features

- Detached bungalow
- Two bedrooms
- Lounge/diner & kitchen
- Sun room & shower room
- Off-road parking & car port
- Enclosed rear garden
- EPC rating E





A detached bungalow in a cul-de-sac location set within the popular village of Butterwick and only four miles from Boston. Having accommodation comprising: kitchen, lounge/diner, inner hall, two bedrooms, sun room and shower room. Outside the property has a driveway providing off-road parking, a car port and an enclosed rear garden.



ACCOMMODATION

Part glazed side entrance door through to the:

KITCHEN

3.85m x 2.18m (12'7" x 7'2")

Having window to side elevation, coved ceiling and wood effect flooring. 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, concealed hot water unit, cupboards, drawer, space & plumbing for automatic washing machine under, cupboard over. Work surface return with inset electric hob, integrated electric double oven, cupboard & drawer under, stainless steel & glass cooker hood over. Further work surface with cupboards & appliance spaces under, cupboards over.

LOUNGE/DINER

5.18m x 4.08m (17'0" x 13'5")

(max L-shaped) Having two windows to front elevation, coved ceiling, electric storage heater, wall light points and feature multi-fuel burner on tiled hearth with tiled back & wooden shelf mantle over.

INNER HALL

Having electric storage heater, built-in cupboard with shelving and access to roof space.

BEDROOM ONE

3.3m x 2.9m (10'10" x 9'6")

Having window to rear elevation overlooking the sun room and electric heater.

BEDROOM TWO

3.33m x 2.19m (10'11" x 7'2")

(max) Having electric storage heater, wall mounted electric heater and sliding doors through to the:



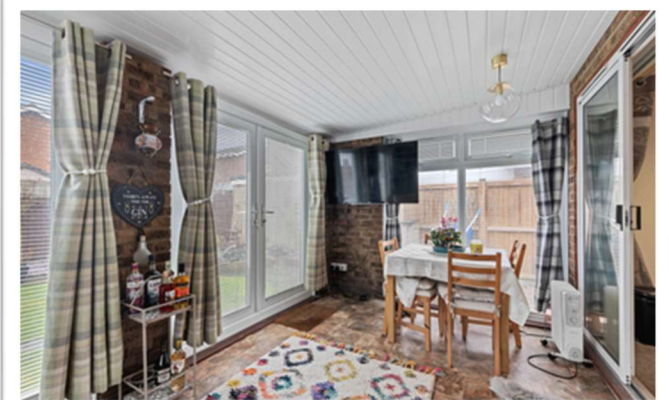
SUN ROOM

4.67m x 2.55m (15'4" x 8'5")

With a thermal insulated roof making the room ideal for all year round use and benefitting from the remainder of a ten year guarantee. Having windows to both side elevations, two french doors to rear elevation and electric heater.

SHOWER ROOM

Having window to side elevation, coved ceiling, electric heated towel rail, extractor, wood effect flooring and part tiled walls. Fitted with a suite comprising: walk-in shower enclosure with mermaid board splashback & electric shower fitting, close coupled WC and pedestal hand basin with electric water heater over.



EXTERIOR

To the front of the property there is a lawned garden. A driveway provides off-road parking and extends down the side of the property to a car port.

REAR GARDEN

Being enclosed and having a shaped lawn, footpaths, garden shed and garden pond.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric heaters and the property is double glazed. The current council tax is band B.



 **NEWTON
FALLOWELL**



Floorplan



Total area: approx. 63.8 sq. metres (686.8 sq. feet)



VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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