



27 Sea Lane, Butterwick, Boston, PE22 0HQ

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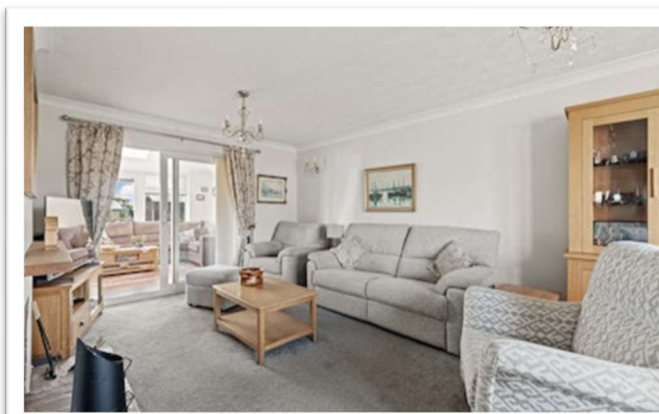
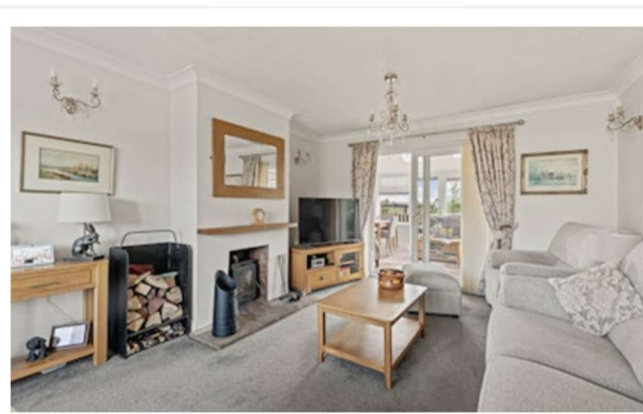
Freehold

£269,950



## Key Features

- Detached bungalow
- Two double bedrooms
- Lounge, kitchen & garden room
- Driveway & garage
- Enclosed rear garden
- Plot approx. 0.17 acre (STS)
- Open view to rear
- EPC rating TBC







A detached bungalow on a good sized plot in a popular semi-rural village location with an open view to the rear. Having well presented accommodation comprising: entrance hall, lounge, garden room, kitchen, two double bedrooms and bathroom. Outside the property has a lawned front garden, a driveway providing off-road parking & hardstanding and an enclosed rear garden. The property benefits from gas central heating and double glazing.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having coved ceiling, radiator, tiled floor, access to roof space, built-in cupboard and built-in airing cupboard housing hot water cylinder with shelving.

#### LOUNGE

5.71m x 3.76m (18'8" x 12'4")

Having bow window to front elevation, coved ceiling, radiator, wall light points and feature fireplace with inset multi-fuel burner. Sliding doors to the:

#### GARDEN ROOM

4.95m x 3.67m (16'2" x 12'0")

Having windows to both sides & rear elevations, french doors to rear elevation & garden, part glazed door to side elevation, vaulted ceiling with rooflights & inset ceiling spotlights, radiator and laminate flooring.

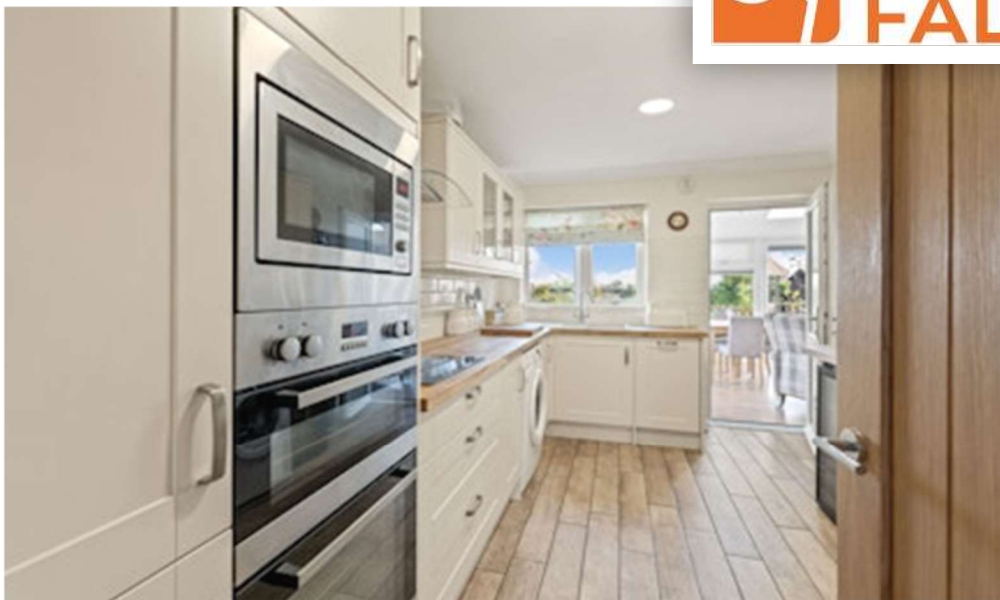
#### KITCHEN

4.04m x 2.73m (13'4" x 9'0")

Having window to rear elevation, part glazed door to garden room, coved ceiling, radiator and tiled floor. Fitted with a range of base & wall units with oak work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & integrated slimline dishwasher under. Work surface return with inset electric hob, cupboards, drawers, space & plumbing for automatic washing machine under, cupboard, glazed display units & cooker hood over, tall unit to side housing integrated electric double oven & microwave with further tall unit to side. Further work surface with cupboard, space for tumble dryer & wine cooler under, cupboards over and tall unit to side housing integrated fridge/freezer.



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### BEDROOM ONE

4.09m x 2.97m (13'5" x 9'8")

Having window to front elevation, coved ceiling and radiator.

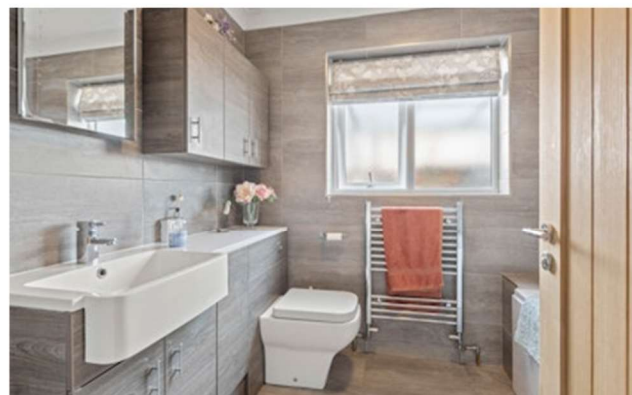
### BEDROOM TWO

3.17m x 2.89m (10'5" x 9'6")

Having window to side elevation, coved ceiling and radiator.

### BATHROOM

Having window to side elevation, coved ceiling, heated towel rail, extractor, tiled walls and tiled floor. Fitted with a suite comprising: shaped bath with shower fitting & anti-splash screen over, WC with concealed cistern and hand basin inset to vanity unit with cupboards under, illuminated mirror and cupboards over.





### EXTERIOR

To the front of the property there is a shaped lawn, a driveway provides off-road parking & hardstanding and leads to the:

### GARAGE

Having electric roller door, light, power and gas fired boiler providing for both domestic hot water & heating.

### REAR GARDEN

Being enclosed and having a shaped lawn with beds, pond, large decked area with a covered area to the side of the garden room, two raised beds, greenhouse, garden sheds. Attached to the side of the property there is a large shed/workshop.

### THE PLOT

The property occupies a plot of approximately 0.17 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

### SERVICES

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

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

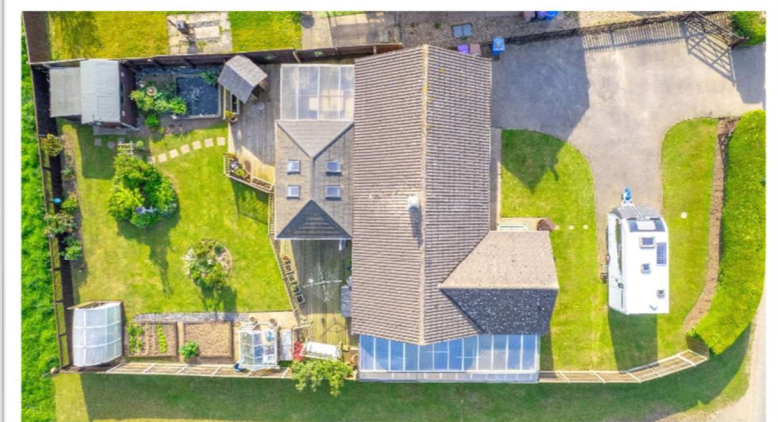
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.





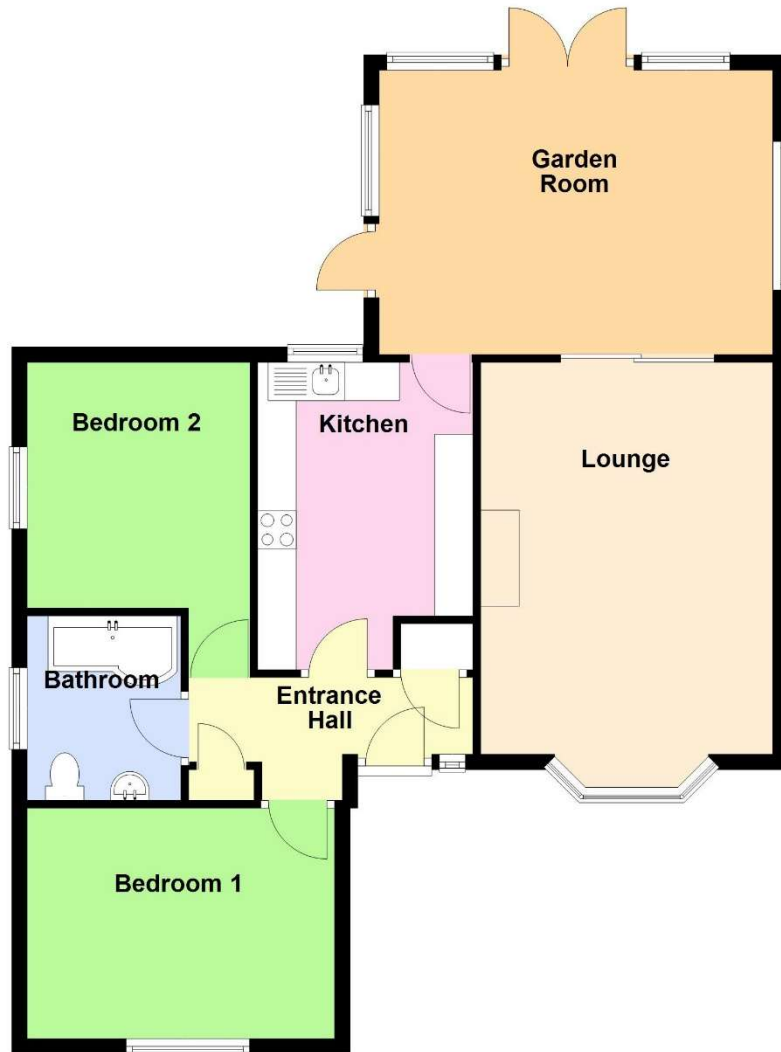


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## Floorplan



Total area: approx. 84.7 sq. metres (911.8 sq. feet)



*View to rear*

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