



 **NEWTON**  
**FALLOWELL**

11 Sea Lane, Butterwick – PE22 0EY

In Excess of £250,000

# 11 Sea Lane

Butterwick, Boston

Situated on a desirable corner plot in a popular village location and offered for sale with no onward chain, this attractive detached home has been recently refurbished and has a new kitchen and bathroom.

The well-presented accommodation briefly comprises an inviting entrance hall, a study ideal for home working, a spacious dining kitchen perfect for family living and entertaining, a cloakroom, utility room, bright conservatory and a comfortable lounge to the ground floor.

To the first floor, the property offers four bedrooms and a family bathroom.

Externally, the property benefits from off-road parking to the front, while to the rear there is a private, enclosed garden providing an ideal space for relaxation and outdoor entertaining.

Additional features include gas central heating and double glazing throughout.

Early viewing is highly recommended to fully appreciate the space, position and quality of accommodation on offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





## ACCOMMODATION

Part glazed door to the:

### ENTRANCE HALL

Having window to front elevation, coved ceiling, radiator, tiled floor and staircase rising to first floor.

### STUDY

8' 2" x 7' 5" (2.50m x 2.25m)

Having window to front elevation, coved ceiling, radiator and tiled floor.

### DINING KITCHEN

21' 1" x 10' 0" (6.42m x 3.06m)

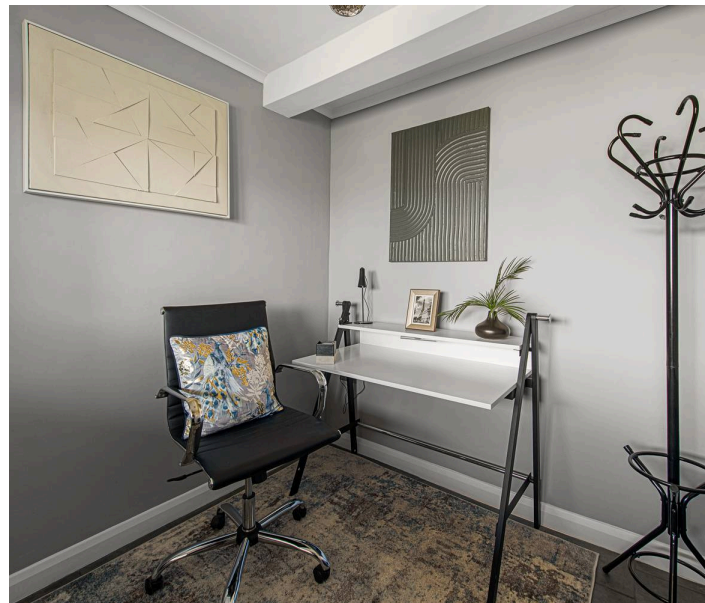
Having window to rear elevation, sliding doors to conservatory, coved ceiling with inset ceiling spotlights, radiator, tiled floor and understairs storage cupboard. Fitted with a range of units with work surfaces & upstands comprising: composite sink with drainer & mixer tap inset to work surface, cupboards under. Work surface return with inset electric hob & pop-up extractor, cupboards & drawers under, breakfast bar to one side. Tall unit housing integrated electric oven with cupboards under & over and further tall unit to side. Opening to the:

### REAR LOBBY

Having part glazed door to rear elevation and tiled floor.

### CLOAKROOM

Having window to rear elevation, coved ceiling with inset ceiling spotlights, half tiled walls, tiled floor, hand basin inset to vanity unit and WC with concealed cistern.



### UTILITY

7' 6" x 6' 7" (2.29m x 2.00m)

Having window to side elevation, inset ceiling spotlights, tiled floor and extractor. Work surface with cupboards under, space & plumbing for automatic washing machine, cupboards and gas fired boiler (new 2025) providing for both domestic hot water & heating over.

### CONSERVATORY

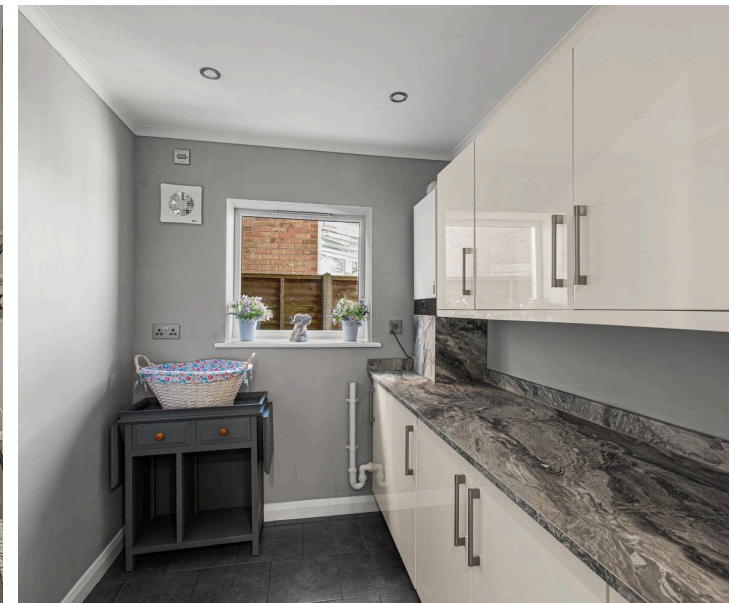
12' 1" x 10' 3" (3.69m x 3.13m)

Of sealed unit double glazed uPVC frame construction with polycarbonate roof. Having sliding doors to rear elevation & garden, radiator and tiled floor.

### LOUNGE

14' 6" x 10' 11" (4.41m x 3.32m)

Having window to front elevation, covered ceiling, radiator and fireplace with inset electric fire.





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**FIRST FLOOR LANDING**

Having covered ceiling and access to roof space.

**BEDROOM ONE**

12' 1" x 11' 6" (3.69m x 3.51m)  
 (max L-shaped) Having window to front elevation, covered ceiling and radiator.

**BEDROOM TWO**

11' 3" x 10' 1" (3.44m x 3.08m)  
 Having window to rear elevation, covered ceiling and radiator.

**BEDROOM THREE**

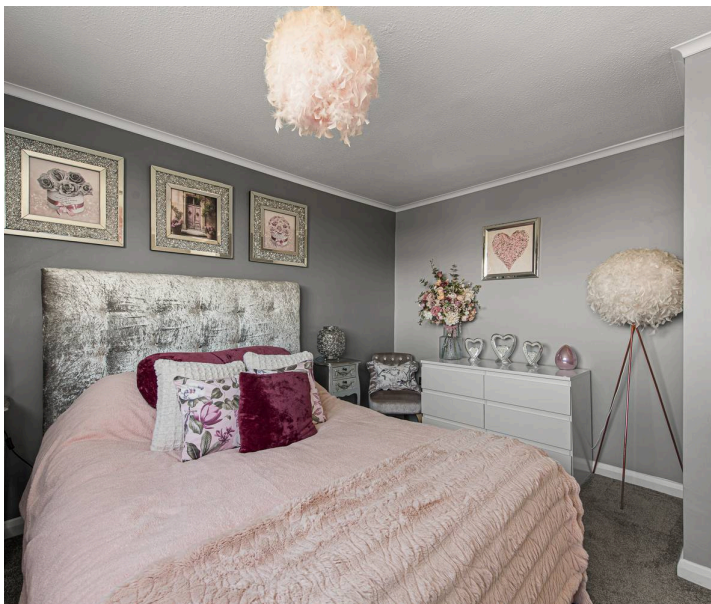
14' 6" x 8' 9" (4.43m x 2.66m)  
 (partially reduced head height) Having window to front elevation, covered ceiling and radiator.

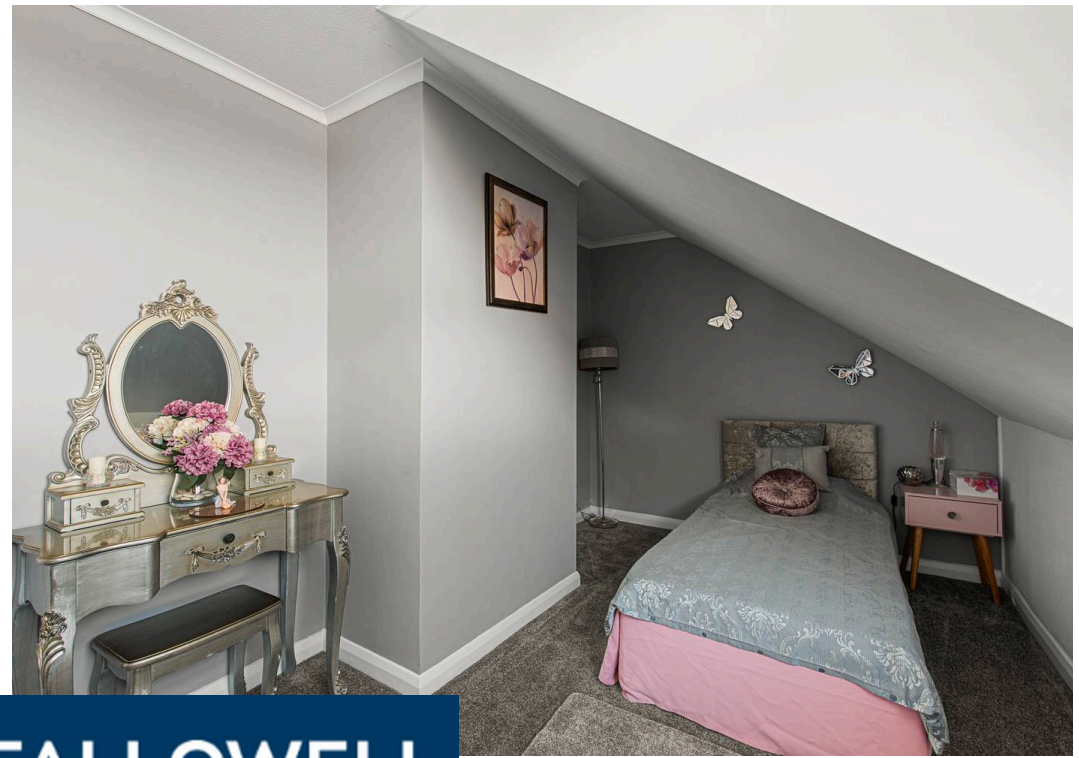
**BEDROOM FOUR**

11' 3" x 6' 8" (3.42m x 2.04m)  
 Having window to rear elevation, covered ceiling and radiator.

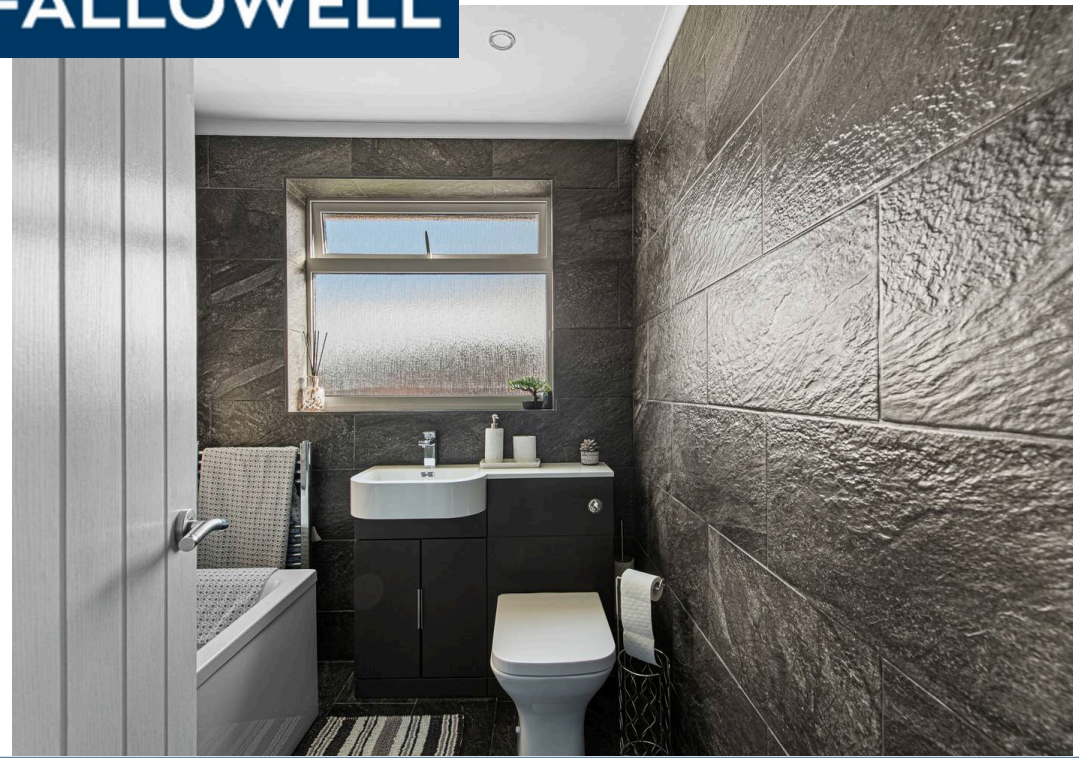
**BATHROOM**

Having window to rear elevation, covered ceiling with inset ceiling spotlights, heated towel rail, bath with shower fitting over, hand basin inset to vanity unit and WC with concealed cistern.





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## EXTERIOR

To the front of the property there is a lawned garden and a driveway providing off-road parking.

## REAR GARDEN

Being enclosed and laid to lawn with a paved patio.

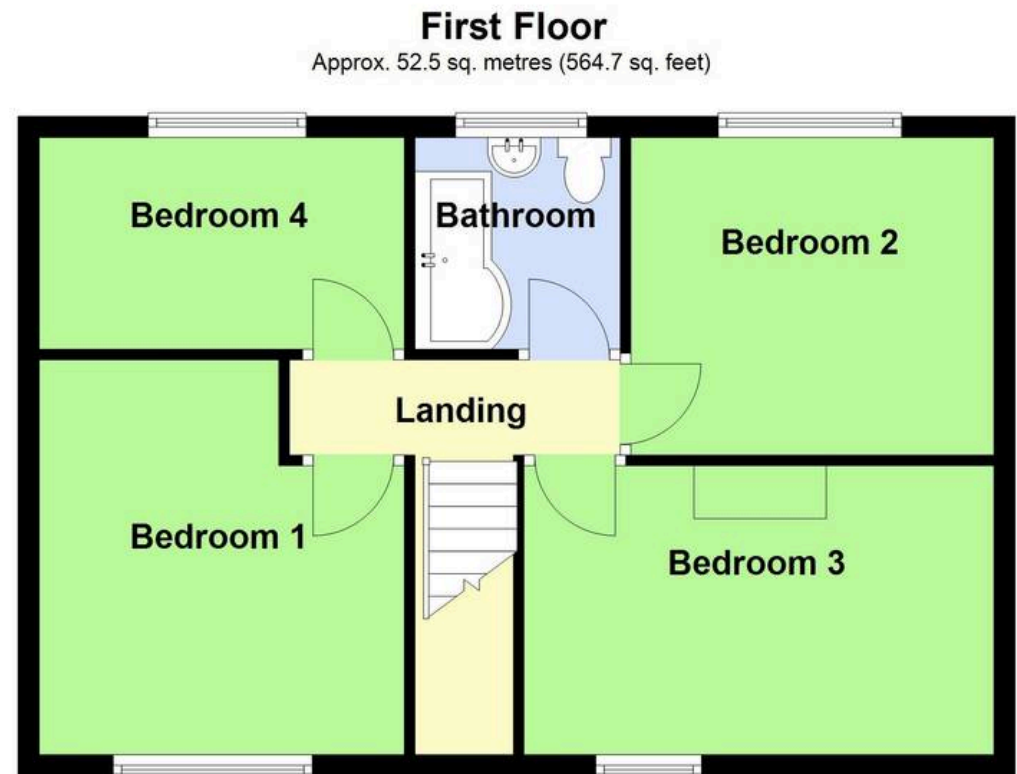
## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler (new 2025) serving radiators and the property is double glazed. The current council tax is band B.

## LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Total area: approx. 119.7 sq. metres (1288.8 sq. feet)

## Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • [boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk) • [www.newtonfallowell.co.uk/boston](http://www.newtonfallowell.co.uk/boston)

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