



24 School Lane

Butterwick, Boston

Situated on a **corner plot in the popular village of Butterwick**, this semi-detached house offers spacious and versatile accommodation, ideal for families or those seeking village living.

The ground floor comprises an entrance hall, lounge, kitchen, separate dining room, side entrance, utility room and bathroom with separate shower, whilst the first floor provides three bedrooms.

Outside, the property enjoys a lawned front garden, together with an enclosed rear garden and driveway providing convenient off-road parking. Further benefits include **gas central heating and double glazing**. Butterwick is a well-regarded village within easy reach of Boston, offering a quieter rural setting whilst remaining conveniently placed for the town's wider range of amenities, shopping and transport links.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having staircase rising to first floor.

LOUNGE

14' 4" x 12' 5" (4.37m x 3.79m)

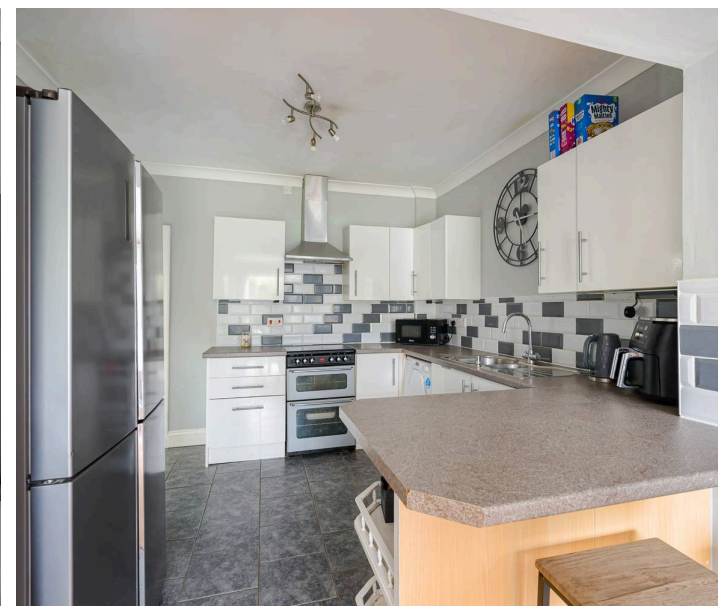
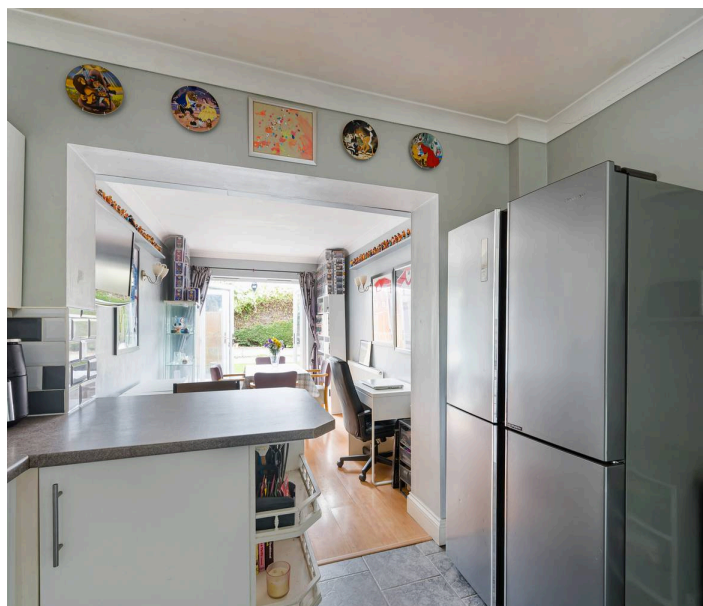
Having window to front elevation, coved ceiling and radiator.



KITCHEN

12' 0" x 9' 10" (3.66m x 3.00m)

Having coved ceiling and tiled floor. 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 & appliance space under, cupboards over. Work surface return forming breakfast bar to one side with cupboard & open ended shelving under. Further work surface return with space for electric cooker, cupboard & drawers under, cupboards & stainless steel extractor over. Opening to the:



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SIDE ENTRANCE

Having window & part glazed door to side elevation and understairs storage cupboard.

UTILITY

6' 6" x 5' 11" (1.98m x 1.80m)

Having coved ceiling, tiled floor, wall mounted gas fired boiler providing for both domestic hot water & heating, work surface with inset stainless steel sink & drainer, cupboards, drawer, space & plumbing for automatic washing machine under, cupboards over.

BATHROOM

12' 5" x 7' 0" (3.79m x 2.13m)

Having window to side elevation, coved ceiling, heated towel rail, extractor, tiled walls and tiled floor. Fitted with a suite comprising: shower enclosure with electric shower fitting, panelled bath with central mixer tap, close coupled WC and hand basin inset to vanity unit with cupboards & drawers under.





FIRST FLOOR LANDING

Having window to side elevation.

BEDROOM ONE

17' 0" x 10' 7" (5.18m x 3.23m)

Having two windows to front elevation, radiator and built-in wardrobe.

BEDROOM TWO

13' 9" x 8' 8" (4.19m x 2.64m)

Having window to rear elevation, radiator and built-in wardrobe.

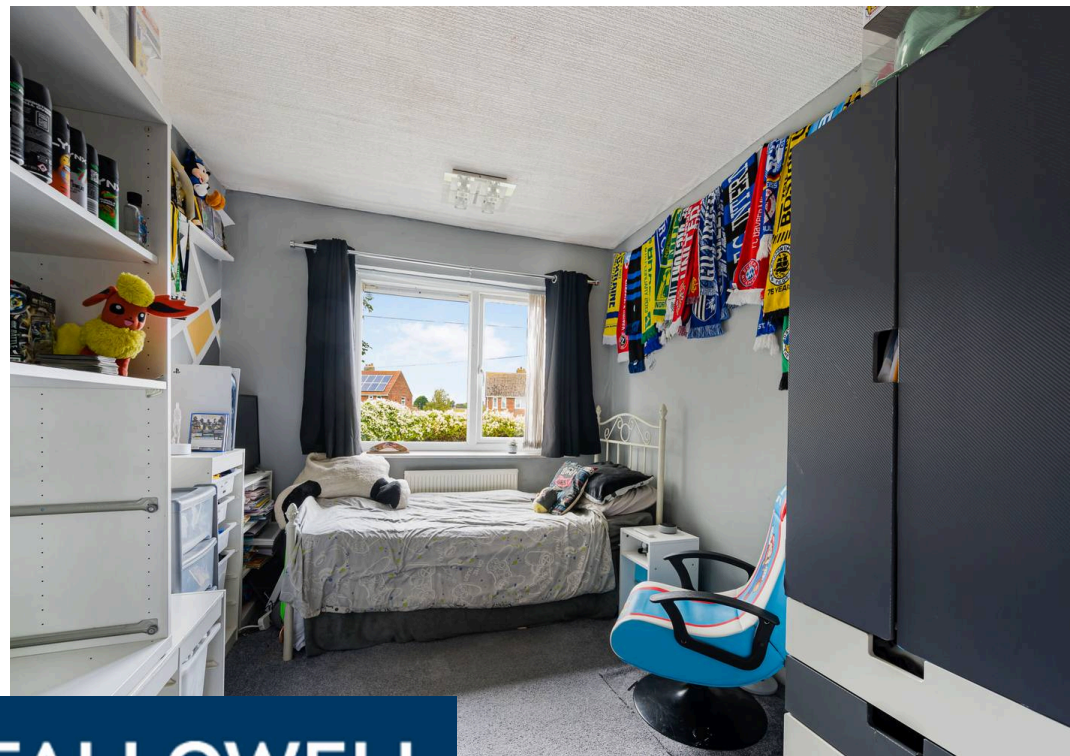
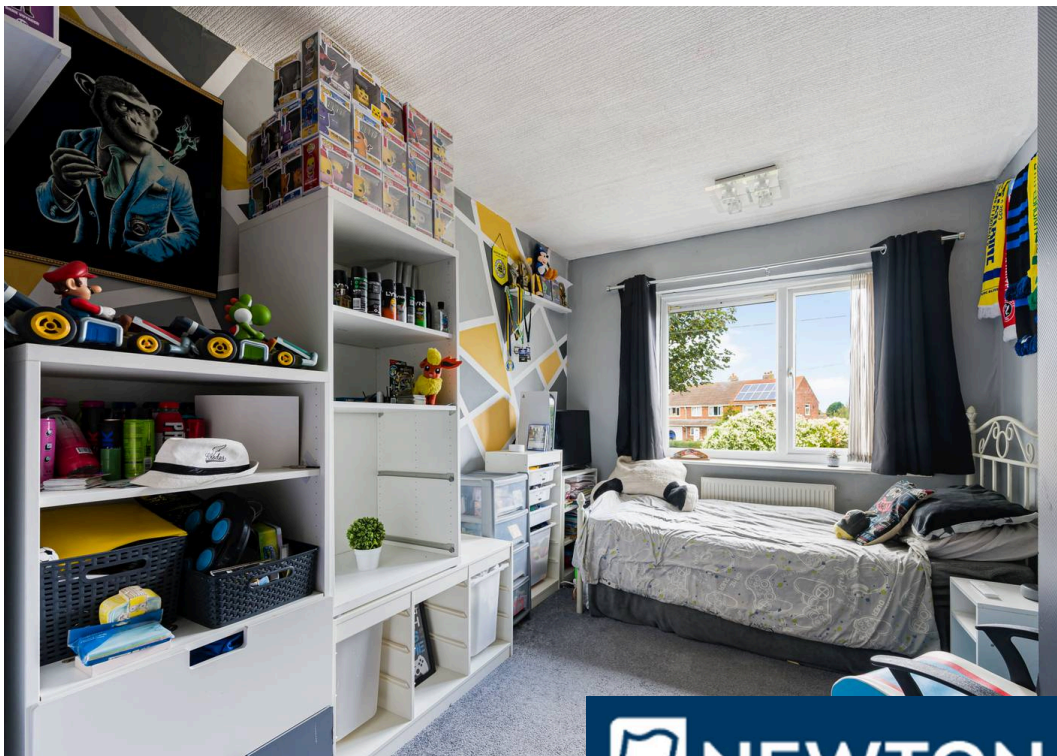
BEDROOM THREE

10' 10" x 8' 0" (3.30m x 2.44m)

Having window to rear elevation, coved ceiling and radiator.



NEWTON FALLOWELL



 **NEWTON FALLOWELL**





EXTERIOR

To the front of the property there is a lawned garden with a footpath leading to the front entrance door.

REAR GARDEN

Being enclosed and having a decked patio area, lawned garden, paved footpath and two garden sheds. To the far rear of the garden there is a concrete driveway which provides off-road parking accessed by vehicular gates off Pinchbeck Road.

SERVICES

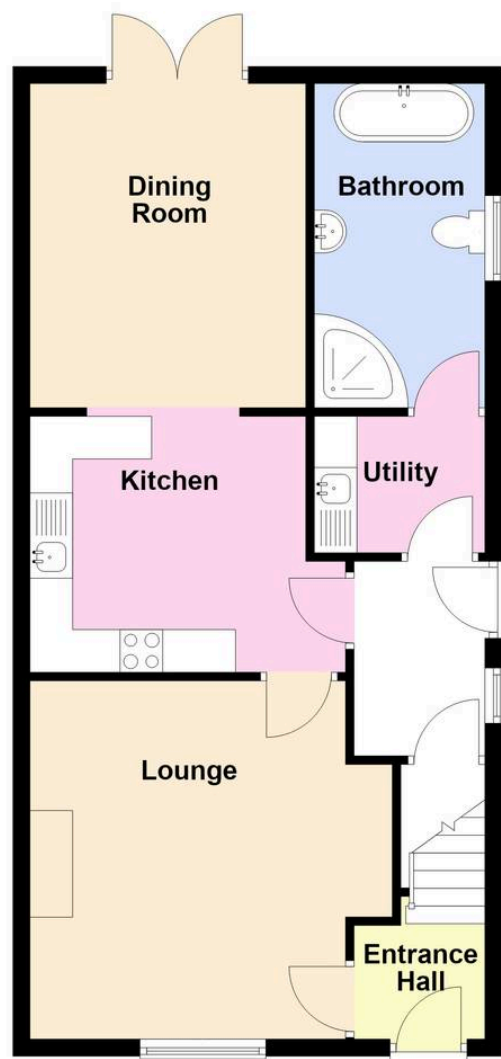
The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

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.



Ground Floor



First Floor



Total area: approx. 98.3 sq. metres (1058.4 sq. feet)

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