



This three bedroom detached bungalow certainly offers plenty of kerb appeal, featuring beautifully maintained gardens and open views to the front, it occupies a lovely position on Sea lane, just far enough from the village centre to feel quite rural, yet with the village amenities still only a walk away.

The accommodation includes a double aspect lounge with open fireplace and a spacious dining kitchen together with the three bedrooms and bathroom. Outside, the property has been enclosed with double gates which lead onto the driveway which extends alongside the property to the garage. The established rear garden is a particularly attractive feature, being superbly maintained and combines patio seating space with a shaped lawn interspersed with plants, trees and shrubs.

Butterwick is one of our most popular villages and it's easy to see why, The shop, fish and chip shop and the village pub are located in the centre of the village and the bus stops regularly operate throughout the day on its route from Boston through to Skegness. For buyers with younger ones to consider there is a village primary school and day nursery, whilst for families with secondary school aged children, the school bus collects and drops off in the village for Boston schools as well as the Giles Academy in Old Leake.



- Immaculately Presented Detached Bungalow
- Three Bedrooms
- Double Aspect Lounge and Spacious Dining Kitchen
- Open Views To The Front
- Superbly Maintained and Enclosed Gardens
- Double-Gated Driveway and Garage
- Gas-Fired Central Heating & uPVC Double Glazing
- Tenure: Freehold. EPC 'D' 66. Council Tax 'B'





Entrance via a obscure-glazed uPVC door with side panel, leading into the:

Entrance – With coat hooks and door to the lounge.

Lounge 5.70m x 3.33m (18'8" x 10'11") – The lounge enjoys a double aspect with lovely views to the front over the garden and neighbouring fields and a further window to the side. Open fireplace with brick surround, wooden mantle and fender. Two radiators and door to the:

Inner Hall – Radiator, loft access with retractable loft ladder, light and power point. Doors are arranged off the hall to:

Kitchen 3.94m x 2.56m (12'11" x 8'5" plus (9'6" x 4'11")) - The kitchen is an excellent size with ample space for a breakfast/dining table and comprises a range of fitted units to both base and eye level, including pull-out larder and with work surfaces over, having an inset one-and-a-half bowl sink/drainer with mixer tap. Integral appliances include built-in fridge and freezer and there are spaces for washing machine, tumble dryer and space for cooker with extractor canopy. Window and external door to the side.

Bedroom One 4.43m x 2.76m (14'7" x 9'1") - A generous double bedroom, bedroom one has a window overlooking the rear garden and a radiator.

Bedroom Two 3.52m x 2.18m (11'7" x 7'2") – Also a double bedroom, bedroom two overlooks the front garden and has radiator.

Bedroom Three 2.35m x 2.12m (7'9" x 6'11") – With window to the side aspect and radiator.

Bathroom – The bathroom comprises a white suite of panel bath with mixer tap and shower attached, pedestal hand basin and a low-level WC. Wall tiling as appropriate, radiator.

Outside – The village lane location, neighbouring open views and immaculately maintained gardens will inevitably prove to be a particularly appealing combination to many viewers. The outside benefits from front and rear lights and the double gated driveway provides parking for two vehicles and extends up to the:

Garage 4.93m x 2.73m (16'2" x 8'11") – Having up/over door, power, lighting, gas-fired central heating boiler and cold water tap.

The front and rear gardens are every bit as lovely as the photos suggest, having both been principally laid to lawn, shaped and interspersed with trees and shrubs. The rear garden also benefits from ample patio dining space and two garden sheds.





Ground Floor

Approx. 88.7 sq. metres (954.3 sq. feet)



All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:-

1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

Total area: approx. 88.7 sq. metres (954.3 sq. feet)

Images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of the property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any contract. Plan produced using PlanUp.

FAIRWEATHER
ESTATE AGENTS

22 Dolphin Lane, Boston
Lincolnshire PE21 6EU

T| 01205 336122

E| sales@fairweather-estateagents.co.uk

