



 **NEWTON**
FALLOWELL

13 Mill Lane, Butterwick – PE22 0JE
£200,000

13 Mill Lane

Butterwick, Boston

A well-presented detached bungalow set on a generous plot of approximately 0.23 acre (subject to survey), ideally located within a sought-after village setting and enjoying open views to the rear.

The accommodation is well proportioned and comprises an entrance hall, a comfortable lounge, a spacious dining kitchen, three bedrooms and a family bathroom, offering practical single-level living.

Outside, the property is surrounded by attractive lawned gardens, providing a pleasant outdoor space to enjoy the peaceful surroundings. A private driveway offers convenient off-road parking.

Further benefits include gas central heating and double glazing, enhancing comfort and energy efficiency throughout.

This property presents an excellent opportunity for those seeking village living with generous outdoor space and open countryside views.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





ACCOMMODATION

Porch recess with part glazed front entrance door through to the:

ENTRANCE HALL

Having radiator, access to roof space and large walk-in storage cupboard with window to side elevation.

LOUNGE

16' 3" x 12' 0" (4.95m x 3.66m)

Having bay window to front elevation, two windows to side elevation and radiator.

DINING KITCHEN

13' 5" x 12' 0" (4.09m x 3.65m)

(max) Having window to rear elevation, window & part glazed door to side elevation, coved ceiling, radiator, vinyl flooring and built-in cupboard. Fitted with a range of base & wall units with work surfaces comprising: stainless steel sink with drainer inset to unit with cupboard under, work surface to side with space & plumbing for automatic washing machine & fridge under, gas fired combination boiler providing for both domestic hot water & heating over. Further work surface with inset gas hob, integrated electric oven & cupboards under, cupboards over.





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BEDROOM ONE

13' 2" x 13' 0" (4.01m x 3.97m)

Having bay window to front elevation and radiator.

BEDROOM TWO

13' 0" x 12' 0" (3.96m x 3.66m)

Having window to side elevation and radiator. Door to:

BEDROOM THREE/SITTING ROOM

11' 11" x 9' 9" (3.64m x 2.96m)

Having window to rear elevation and radiator.

BATHROOM

Having window to rear elevation, coved ceiling, radiator, built-in cupboard, tiled splashbacks, panelled bath, low level WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a lawned garden. A paved footpath leads to the front entrance door and there is a further lawned garden to the side of the property along with a gravelled driveway which provides off-road parking.

THE PLOT

The property occupies a plot of approximately 0.23 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 combination boiler 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.

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.





Total area: approx. 92.6 sq. metres (996.7 sq. feet)

Newton Fallowell Estate Agents

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