



£185,000

9 Centenary Close, Butterwick, Boston, Lincolnshire, PE22 0JX

NEWTON FALLOWELL



**Centenary Close, Butterwick
Boston, Lincolnshire, PE22 0JX
£185,000 Freehold**

A semi-detached house in a popular village location. Having accommodation comprising: entrance hall, breakfast kitchen, dining room and lounge to ground floor. Three bedrooms and bathroom to first floor. Outside the property has off-road parking to the front and an established enclosed garden to the rear. The property benefits from gas central heating and double glazing.

ACCOMMODATION

Part glazed uPVC side entrance door through to the:

ENTRANCE HALL

Having coved & textured ceiling, radiator, smoke alarm and staircase rising to first floor.

BREAKFAST KITCHEN

14'0" x 9'2" (4.27m x 2.79m)

Having sealed unit double glazed uPVC window to front elevation, coved & textured ceiling and radiator. Re-fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, integrated dishwasher & automatic washing machine under. Work surface return with inset gas hob, integrated electric oven, cupboards & drawers under, extractor, cupboards & display units over, integrated fridge & freezer and breakfast bar.



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DINING ROOM

16'5" x 8'0" (5.00m x 2.44m)

Having double glazed window to front elevation, coved & textured ceiling, radiator and built-in storage cupboard.

LOUNGE

18'3" x 11'9" (max) (5.56m x 3.58m (max))

Having double glazed window to rear elevation, sealed unit double glazed uPVC french doors to rear elevation, radiator, television aerial connection point and fireplace with marble back & hearth and wooden surround (no fire).



FIRST FLOOR LANDING

Having coved & textured ceiling, access to roof space and airing cupboard housing hot water cylinder with shelving.

BEDROOM ONE

15'0" x 10'1" (max) (4.57m x 3.07m (max))

Having sealed unit double glazed uPVC window to rear elevation, coved & textured ceiling, radiator, television aerial & telephone connection points.

BEDROOM TWO

14'1" x 9'9" (4.29m x 2.97m)

Having sealed unit double glazed uPVC window to front elevation, coved & textured ceiling, radiator and laminate flooring.

BEDROOM THREE

10'9" x 8'2" (3.28m x 2.49m)

Having sealed unit double glazed uPVC window to front elevation, coved & textured ceiling, radiator and laminate flooring.

BATHROOM

Having sealed unit double glazed uPVC window to rear elevation, radiator, extractor, shaver point and tiled splashbacks. Fitted with a suite comprising: panelled bath with overhead shower fitting, close coupled WC and pedestal hand basin.



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EXTERIOR

To the front of the property there is a gravelled area with a tree and a block paved driveway which provides off-road parking.

REAR GARDEN

Being enclosed with side access. Majority laid to lawn with established trees & shrubs and paved patio area.

SERVICES

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



VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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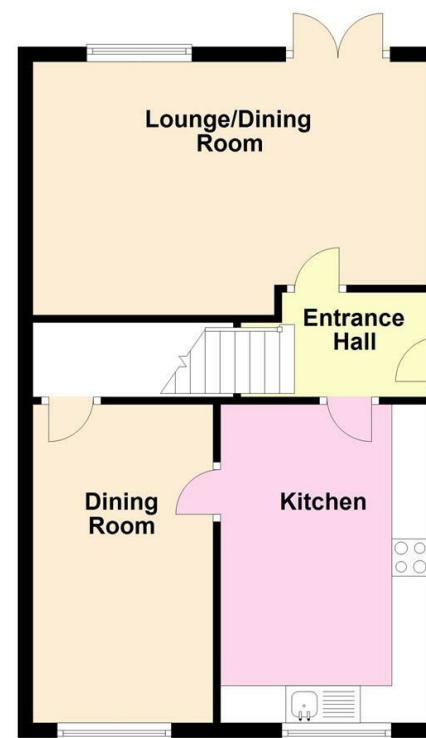
Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.

Ground Floor

Approx. 47.3 sq. metres (508.8 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.4 sq. feet)



Total area: approx. 95.5 sq. metres (1028.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			