



## **5 Vinters Way, Butterwick, Boston, PE22 0HB**

Situated on a CORNER PLOT this very well presented 3 BEDROOM DETACHED FAMILY HOUSE offers a modernised kitchen, utility and separate cloakroom. There is a block paved driveway leading to the single GARAGE WITH ELECTRIC DOOR. The property is close to the village shops and amenities.

- **CORNER PLOT LOCATION**
- **DETACHED HOUSE**
- **SINGLE GARAGE WITH ELECTRIC DOOR**
- **UTILITY ROOM & SEPARATE CLOAKROOM**
- **3 BEDROOMS**
- **CONSERVATORY**

**£199,950**

# 5 Vinters Way, Butterwick, Boston, PE22 0HB

## LOCATION

Butterwick is a small village, situated approximately 3 miles East of the Market Town of Boston. It has range of amenities including a Primary School, a Public House, a Fish and Chip Shop and a Post office and Convenience Store. On the nearby coast, the RSPB Freiston Shore Nature Reserve can be found. There is easy access to Boston itself with a wide range of local amenities including primary and secondary schools, separate boys and girls grammar schools, further Education College, Pilgrim Hospital, theatre, music centre, leisure complex and swimming pools etc. The coastal town of Skegness is approx 17 miles away. There is access via roads to larger centres of Lincoln (c 40 miles) and Peterborough (c 37 miles) with access to the A1 trunk road and the east coast and electrified rail link to London's Kings Cross.

## ACCOMMODATION

Having part glazed window and door to the front elevation leading to the:-

## ENTRANCE PORCH

Having tiled floor and further glazed door into the:-

## ENTRANCE HALLWAY

Having staircase rising to first floor; radiator; central heating control panel and doors to:-

## LOUNGE

14'0" x 11'5" (4.27m x 3.48m)

Having bay windows to the front and side elevations; fireplace with marble back panel and hearth with Adams style surround including a log effect Dimplex electric fire and radiator.

## KITCHEN/DINER

17'0" x 10'11" (5.18m x 3.33m)

Having range of wall and base units with wood grain worksurfaces; central island unit; integral Neff Circo-Therm energy efficient fan ovens, Neff gas hob with extractor over; Neff refrigerator; one and a half bowl sink unit with mixer tap over; wall tiling; pantry with shelving; Karndean flooring; understairs storage cupboard; sliding patio doors to the Conservatory; window to the rear elevation; archway to the:-

## UTILITY ROOM

8'8" x 5'0" (2.64m x 1.52m)

Having uPVC door and window to the rear elevation; Karndean flooring; built-in cupboard; co-ordinating units and work surfaces to match Kitchen; space and plumbing for washing machine and another appliance and door to:-

## CLOAKROOM

Having WC and wash hand basin with vanity unit; part tiled walls.

## CONSERVATORY

9'10" x 7'10" (3.00m x 2.39m)

Being of brick and uPVC construction with Karndean flooring with French doors to the rear elevation; ceiling light fan and switch for water feature in garden.

## LANDING

Having window to the side elevation; loft access and airing cupboard housing hot water cylinder.

## BEDROOM 1

13'11" x 11'6" (4.24m x 3.51m)

Having window to the front elevation; radiator and range of fitted bedroom furniture including wardrobes with hanging rails and shelving; bedside and drawer units.

## BEDROOM 2

10'11" x 8'0" (3.33m x 2.44m)

Having window to rear elevation and radiator.

## BEDROOM 3

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

Having window to front elevation and radiator.

## SHOWER ROOM

Having window to the rear elevation; 3 piece suite comprising walk-in double shower enclosure, close coupled W C and pedestal wash hand basin; underfloor heating; fully tiled walls; chrome towel rail and bathroom cabinet.

## EXTERIOR

### FRONT GARDEN

Having block paved driveway leading to the:-

### SINGLE GARAGE

Having electric door; light and power.

The garden continues around the corner plot being laid to lawn; flower beds; specimen trees; gate to the side elevation leading to the:-

### REAR GARDEN

Being enclosed by a combination of brick walls and fencing; laid to the majority be a shaped lawn with paved patio area and having flowering plants, shrubs and bushes; timber shed to the side of the house.

### AGENTS NOTE

We have been advised by the vendor that the property has solar panels which are owned by the property outright and generated approximately £400 of electricity last year.

### VIEWINGS

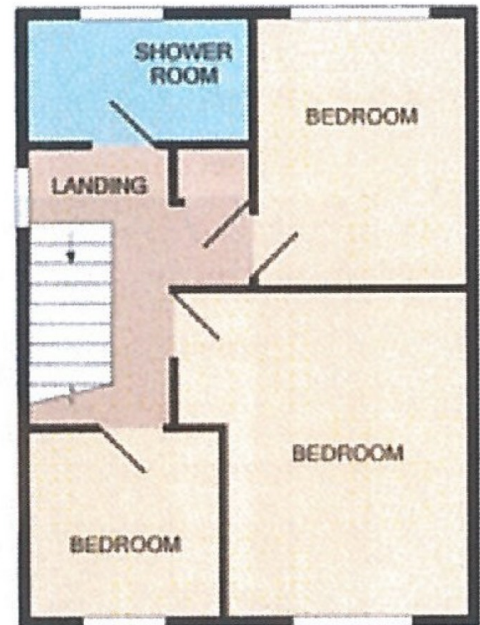
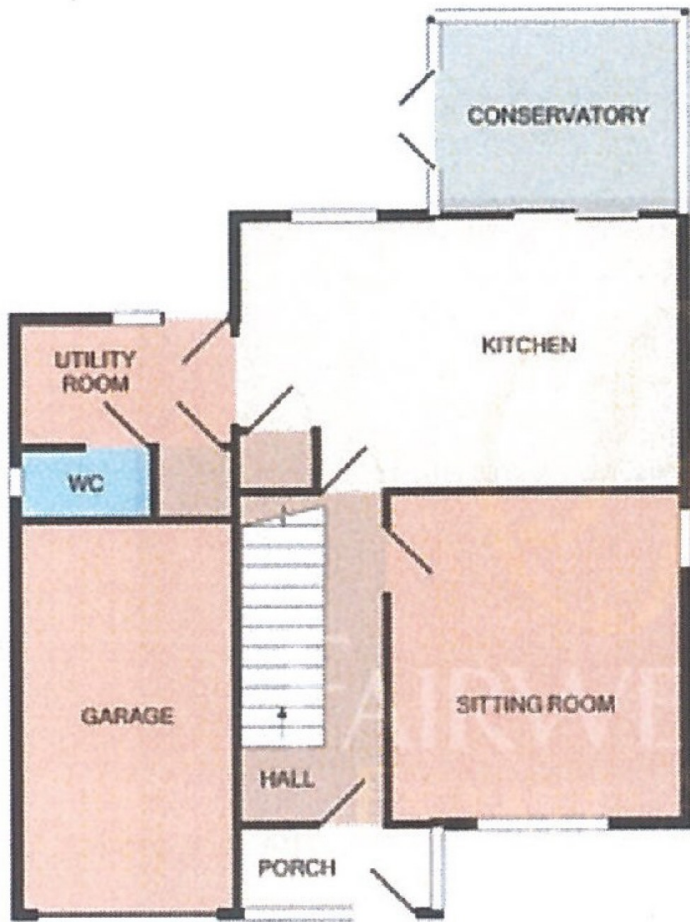
Strictly by appointment with the selling agents Bruce Mather Limited (Tel: 01205 365032).

### DIRECTIONS

From our offices in Pump Square proceed into Main Ridge West to the traffic lights turning right into St Botolphs Street and then left into John Adams Way. Take the third exit at the roundabout onto the A16 signposted Grimsby. Travel the full length of Spilsby Road at the Burton Corner mini-roundabout take the second exit onto the A52, signposted Skegness. Proceed through Haltoft End and after the Castle Inn Public House take the first right turn into Spittal Hill Road. As you enter the village of Butterwick this road becomes Brand End Road, at the crossroads in the centre of the village, proceed straight on and you will come to Vinters Way which is on your right hand side. The subject property can then be found on your left.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		68	82
England & Wales		EU Directive 2002/91/EC	

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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