

Pygott & Crone

15 Pinchbeck Road

Butterwick, Boston, Lincolnshire, PE22 0HX

Guide Price

£100,000

3 Bedroom Semi-Detached House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Three Bedroom Semi-Detached
- Requires Modernisation Throughout
- No Onward Chain
- Generous Plot With Ample Off Road Parking and Large Garden
- Butterwick Village Location
- Viewing Essential
- EPC Rating - TBC, Council Tax Band - B





Overview

Modern Method Of Auction - T & C's Apply. Offered for sale with NO ONWARD CHAIN, early viewing is recommended.

Situated in the popular village of Butterwick, this three-bedroom semi-detached home offers spacious accommodation, a driveway and a generous rear garden. The property benefits from gas central heating and is conveniently positioned close to local schools and village amenities.

The accommodation briefly comprises a lounge, kitchen/dining room, utility room, WC and store to the ground floor, with three bedrooms and a shower room to the first floor.

The property would benefit from a programme of modernisation and improvement, offering an excellent opportunity for buyers looking to put their own stamp on a home and create a property to suit their own tastes and requirements.







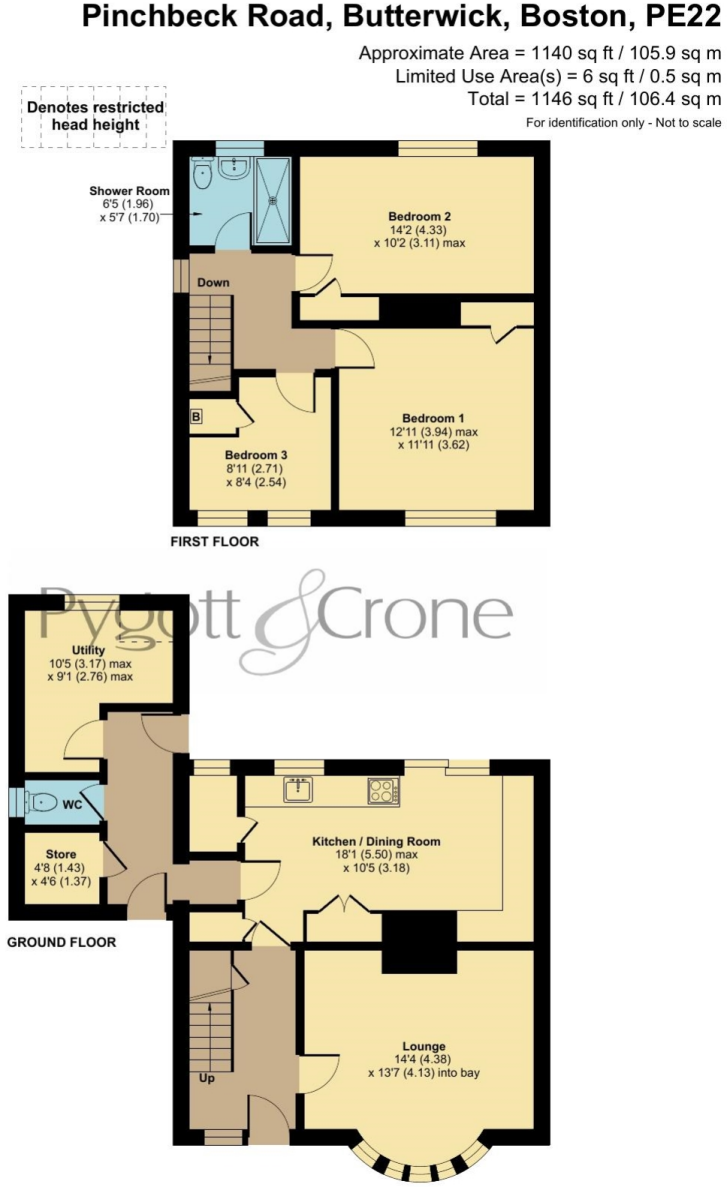






Pinchbeck Road, Butterwick, Boston, PE22

Approximate Area = 1140 sq ft / 105.9 sq m
Limited Use Area(s) = 6 sq ft / 0.5 sq m
Total = 1146 sq ft / 106.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Pygott & Crone. REF: 1541438









BUYING CONDITIONS
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall





Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Joe Kuhn
Mortgage Adviser
0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.
















PINCHBECK ROAD
SCHOOL LANE
The Evergreens
ENLARGED SKETCH
NOT TO SCALE

Houses. Homes. Harmony.

Pygott & Crone

15 Pinchbeck Road, Butterwick
is on the market with our Boston branch

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