



£189,950

10 Milne Green, Swineshead, Boston, Lincolnshire PE20 3NP

SHARMAN BURGESS

**10 Milne Green, Swineshead, Boston,
Lincolnshire PE20 3NP
£189,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having partially obscure glazed front entrance door, wall mounted electric fuse box, shelving, door to: -

ENTRANCE HALL

Having staircase rising to first floor, ceiling light point.

LOUNGE

13' 2" (maximum) x 11' 2" (maximum) (4.01m x 3.40m)

Having window to front elevation, radiator, ceiling light point, TV aerial point, ornamental fireplace with fitted inset and hearth and display surround. Archway through to: -

A semi-detached property situated within the popular village of Swineshead, being extremely well presented throughout and benefitting from a large garage/workshop. Accommodation comprises an entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms to the first floor and a family bathroom. Further benefits include a driveway providing off road parking, gas central heating, uPVC double glazing and a good sized approximately westerly facing garden to the rear.



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DINING ROOM

10' 7" x 7' 8" (3.23m x 2.34m)

Having French doors leading to the rear garden, radiator, ceiling light point, under stairs storage cupboard with shelving and wall mounted coat hooks within.

KITCHEN

10' 9" x 6' 4" (3.28m x 1.93m)

Having counter tops with inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, space for standard height fridge, plumbing for washing machine, integrated oven and grill, four ring induction hob with fume extractor above, window to side elevation, obscure glazed window to rear elevation, tiled floor, radiator, ceiling light point.

FIRST FLOOR LANDING

Having radiator, ceiling light point, access to loft space, boiler cupboard housing the gas combination central heating boiler.

BEDROOM ONE

14' 6" (taken into recess) x 8' 6" (4.42m x 2.59m)

Having two windows to front elevation, radiator, ceiling light point.

BEDROOM TWO

8' 6" x 7' 5" (2.59m x 2.26m)

Having window to rear elevation, radiator, ceiling light point.

BEDROOM THREE

7' 5" x 5' 10" (2.26m x 1.78m)

Having window to rear elevation, radiator, ceiling light point.



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BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, panelled bath, extended tiled splashbacks, extractor fan, ceiling light point, obscure glazed window to side elevation, radiator.

EXTERIOR

To the front, the property has a paved pathway leading to the front entrance door and a low maintenance gravelled front garden. A dropped kerb leads to a tarmac driveway which provides off road parking. Gated access leads to the remainder of the driveway which extends to the to the left hand side of the property to: -

DETACHED GARAGE/WORKSHOP

Of concrete sectional construction. Having up and over door, served by power and lighting, door to garden.

REAR GARDEN

Enjoying a pleasant approximately westerly facing aspect and initially comprising a paved patio seating area with trellis work leading to the remainder of the garden which has been designed by the current vendor with low maintenance in mind and comprises large sections of gravel interspersed with a variety of flower and shrub borders. The garden is enclosed by fencing and served by external tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

24062025/29224979/FOR



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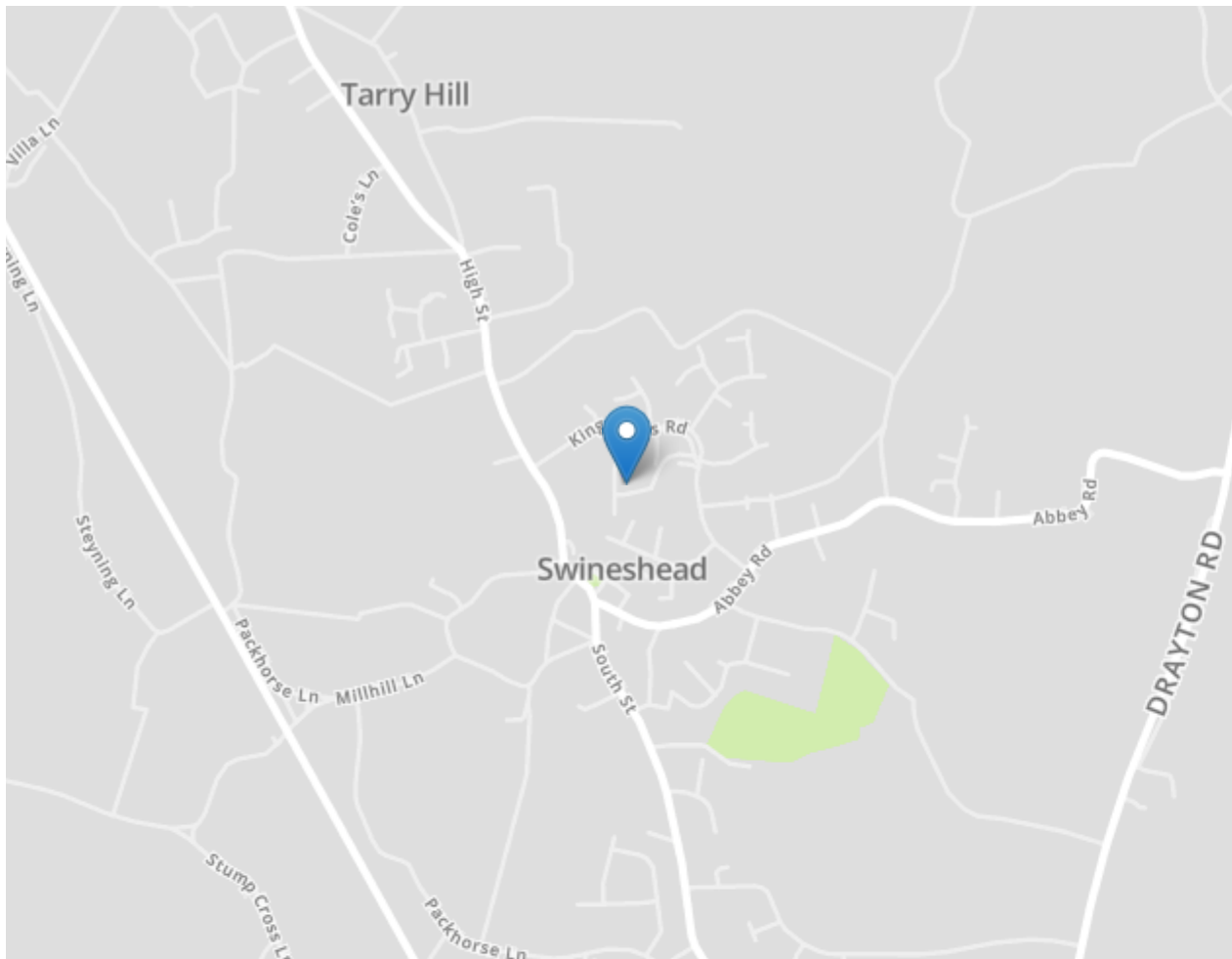
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

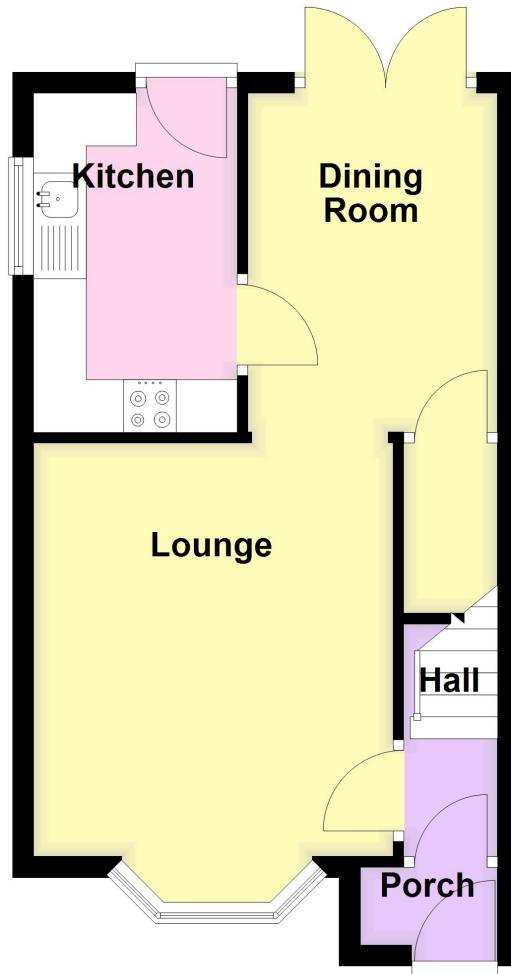
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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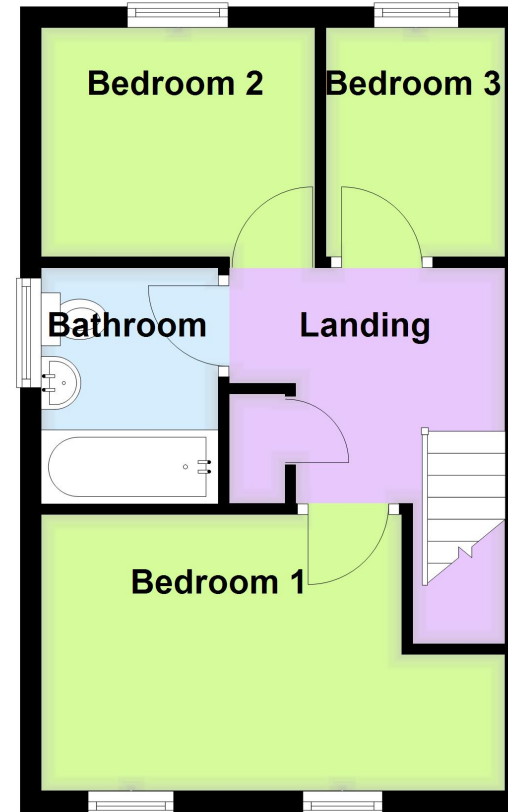
Ground Floor

Approx. 33.0 sq. metres (355.3 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.2 sq. feet)



Total area: approx. 64.7 sq. metres (696.5 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	