



£350,000

22 King Johns Road, Swineshead, Boston, Lincolnshire PE20 3NR

SHARMAN BURGESS

**22 King Johns Road, Swineshead, Boston,
Lincolnshire PE20 3NR
£350,000 Freehold**

ACCOMMODATION

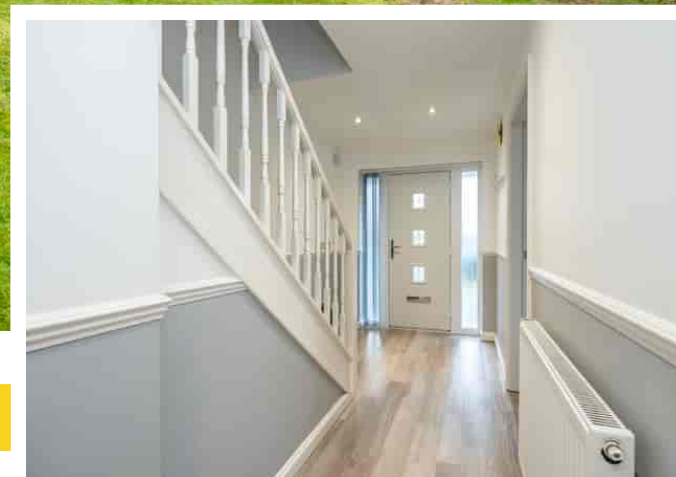
ENTRANCE HALL

Having partially obscure glazed front entrance door, Karndean flooring, radiator, dado rail, coved cornice, ceiling recessed lighting, staircase leading off.

GROUND FLOOR CLOAKROOM

Having push button WC, corner wash hand basin with mixer tap and vanity unit beneath, Karndean flooring, heated towel rail, ceiling light point, extractor fan.

A large five bedroomed detached family home situated in the highly sought after village of Swineshead, overlooking a village green. Accommodation comprises an entrance hall, modern kitchen, utility room, ground floor cloakroom, dining room, lounge, five bedrooms arranged off a first floor landing, refitted en-suite to bedroom one and refitted family bathroom. Further benefits include Karndean flooring throughout the ground floor, driveway and double garage, enclosed rear garden and gas central heating. The property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS

KITCHEN

11' 8" x 8' 8" (3.56m x 2.64m)

Having counter tops with inset sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units, integrated dishwasher, integrated double oven and grill, integrated microwave oven, five ring electric hob with stainless steel fume extractor above, window to front elevation, radiator, ceiling recessed lighting, Karndean flooring.

UTILITY ROOM

Having roll edge work surfaces with tiled splashbacks, sink and drainer with mixer tap, base level storage units and wall units, plumbing for automatic washing machine, wall mounted Baxi gas central heating boiler, ceiling light point, extractor fan, electric fuse box, obscure glazed side entrance door, Karndean flooring.

DINING ROOM

13' 0" x 10' 0" (maximum into recess) (3.96m x 3.05m)

Having Karndean flooring, radiator, dado rail, coved cornice, ceiling light point, French doors leading to the rear garden.

LOUNGE

20' 3" (maximum) x 11' 6" (maximum) (6.17m x 3.51m)

Having French doors leading to the garden, window overlooking the garden, two radiators, dado rail, coved cornice, two ceiling light points, TV aerial point, Karndean flooring.



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FIRST FLOOR LANDING

Having access to loft space with loft ladder, dado rail, coved cornice, ceiling light point, built-in airing cupboard with radiator and slatted linen shelving within.

BEDROOM ONE

11' 6" (maximum into recess) x 13' 10" (3.51m x 4.22m)

Having two windows to front elevation, radiator, coved cornice, ceiling recessed lighting, built-in wardrobes with hanging rail and shelving within.

EN-SUITE SHOWER ROOM

Being fitted with a modern suite comprising shower cubicle with wall mounted mains fed shower with hand held shower attachment within and sliding shower screen door, wash hand basin with mixer tap and vanity unit beneath, push button WC, tiled floor, fully tiled walls, extractor fan, electric shaver point, heated towel rail, ceiling recessed lighting, obscure glazed window to side elevation.

BEDROOM TWO

13' 0" x 8' 2" (maximum) (3.96m x 2.49m)

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

BEDROOM THREE

9' 2" x 10' 9" (2.79m x 3.28m)

Having window to front elevation, radiator, coved cornice, ceiling recessed lighting.





BEDROOM FOUR

11' 2" x 8' 2" (3.40m x 2.49m)

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

BEDROOM FIVE

14' 0" x 8' 1" (4.27m x 2.46m)

Having window to front elevation, radiator, coved cornice, ceiling recessed lighting.

FAMILY BATHROOM

Being fitted with a modern four piece suite comprising panelled bath with mixer tap and hand held shower attachment, WC, wash hand basin with vanity unit beneath and wall mounted medicine cabinet above, shower cubicle with wall mounted mains fed shower with hand held shower attachment within and fitted shower screen, tiled floor, fully tiled walls, ceiling recessed lighting, obscure glazed window to rear elevation, electric shaver point, extractor fan, heated towel rail.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides off road parking as well as vehicular access to the double garage. There is a lawned front garden and paved access leading to both the front and side entrance doors.

DOUBLE GARAGE

Having two up and over doors, served by power and lighting.



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REAR GARDEN

Being initially laid to a paved patio seating area providing entertaining space, leading to the remainder which is predominantly laid to lawn. The garden is fully enclosed and served by outside tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

07102025/29580837/BEN



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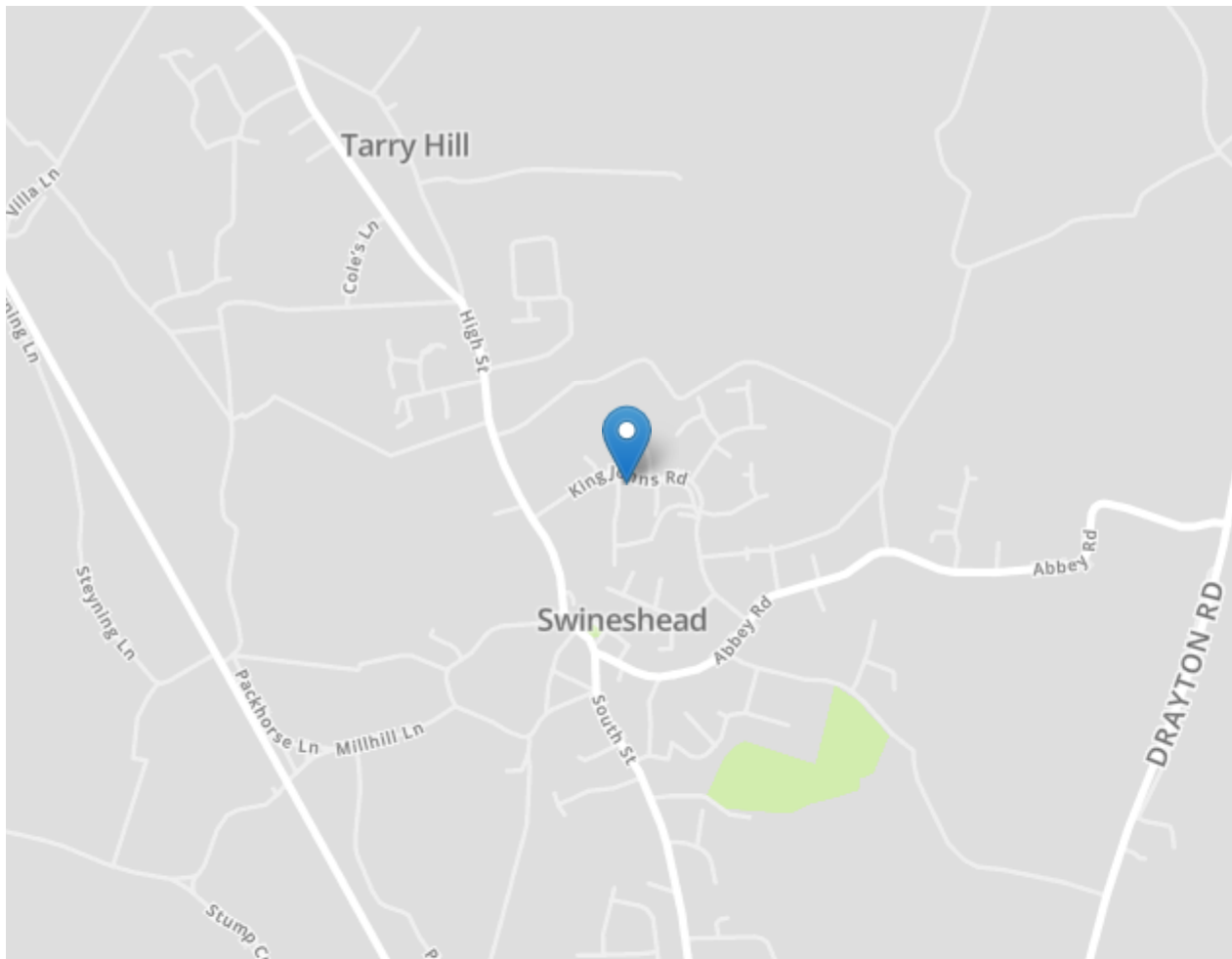
AGENT'S NOTES

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.

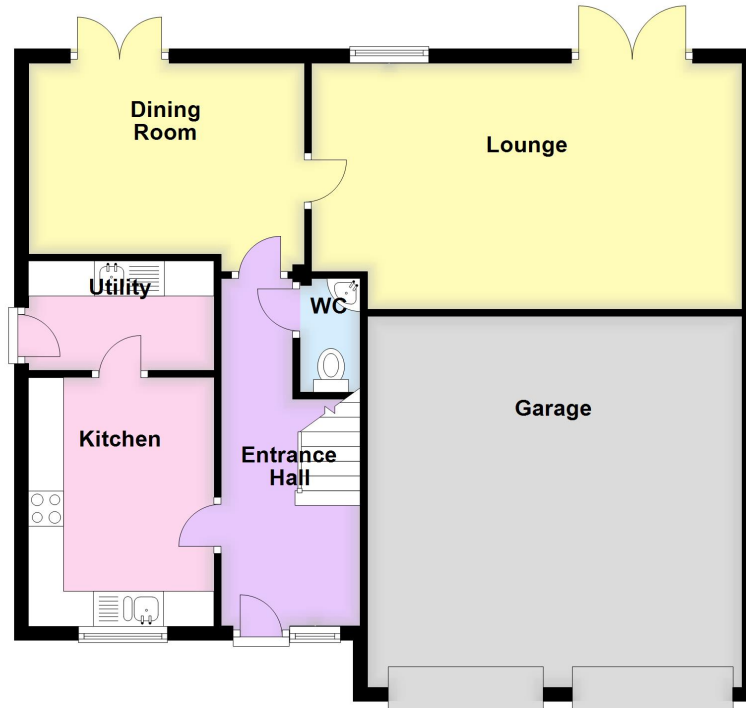
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

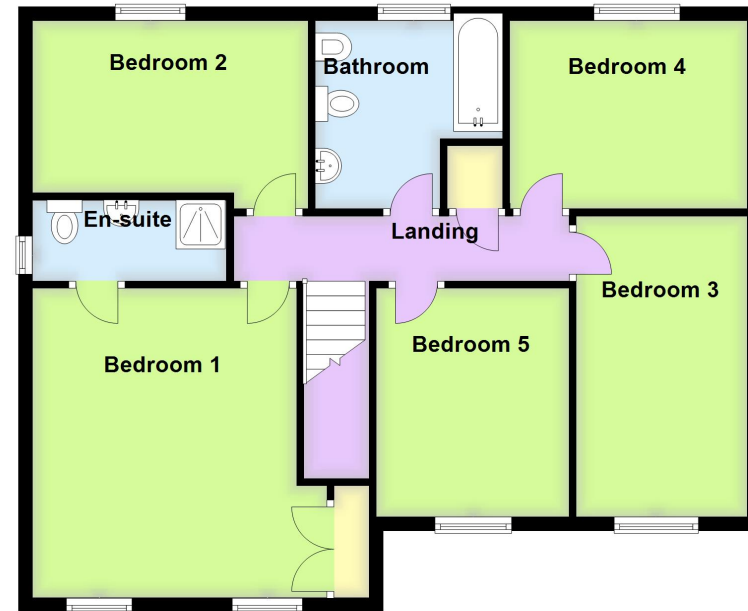


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Ground Floor
Approx. 86.2 sq. metres (928.3 sq. feet)



First Floor
Approx. 77.5 sq. metres (834.6 sq. feet)



Total area: approx. 163.8 sq. metres (1762.9 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		