



**£250,000**

141 Swineshead Road, Frampton Fen, Boston, Lincolnshire PE20 1SB

**SHARMAN BURGESS**



**141 Swineshead Road, Frampton Fen, Boston,  
Lincolnshire PE20 1SB**  
**£250,000 Freehold**

#### ACCOMMODATION

##### ENTRANCE HALL

Having uPVC front entrance door, radiator, access to roof space, coved cornice.

##### LOUNGE

19' 11" (maximum into bay window) x 11' 5" (6.07m x 3.48m)

Having triple glazed bay window to front elevation, radiator, coved cornice, TV aerial point, marble fire surround housing gas fire, door to: -

##### INNER HALL

Having coved cornice, radiator, door to breakfast kitchen and door to: -

A well presented detached bungalow situated close to amenities on the outskirts of Boston, on a plot of approximately 0.18, Acres (s.t.s). Accommodation comprises an entrance hall, lounge diner, breakfast kitchen, utility room, conservatory, two double bedrooms and bathroom. Further benefits include ample off road parking, detached garage and good sized rear garden.



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#### CLOAKROOM/UTILITY CUPBOARD

Having double glazed window to side elevation, built-in airing cupboard.

#### BREAKFAST KITCHEN

9' 9" x 12' 3" (2.97m x 3.73m)

Having a modern fitted kitchen comprising wall units, drawer units and base level storage units with worksurfaces over, inset ceramic one and a half bowl sink and drainer with mixer tap, integrated oven and electric hob with extractor fan above, splash boarding, wine rack, display cabinets and corner shelving units, breakfast bar, radiator, tiled flooring, coved cornice, ceiling recessed spotlights, double glazed window to rear elevation, opening through to: -

#### UTILITY ROOM

9' 5" x 5' 2" (2.87m x 1.57m)

Having wall mounted units, worksurfaces with space and plumbing for automatic washing machine and dishwasher beneath, space for upright fridge freezer, tiled flooring, radiator, ceiling strip light, uPVC side entrance door leading to the garden, uPVC door through to: -

#### REAR CONSERVATORY

9' 7" x 16' 5" (2.92m x 5.00m)

Of brick and uPVC construction with pitched polycarbonate roof. Having double glazed windows to side and rear elevations, double glazed patio doors to rear elevation, ceiling fan light, radiator.



**SHARMAN  
BURGESS** Est 1996



### BEDROOM ONE

14' 11" (maximum to bay window) x 11' 5" (4.55m x 3.48m)

Having triple glazed bay window to front elevation, radiator, coved cornice.

### BEDROOM TWO

11' 4" x 9' 5" (3.45m x 2.87m)

Having exposed wooden flooring, double glazed window to rear elevation, radiator, coved cornice.

### BATHROOM

Being fitted with a three piece suite comprising P-shaped panelled bath with mixer tap with telephone style shower attachment and wall mounted electric shower above and fitted shower screen, low level push button WC, pedestal wash hand basin, fully tiled walls, ceiling recessed spotlights, wall mounted heated towel rail, extractor fan, double glazed window to rear elevation.

### EXTERIOR

To the front, the property is approached over a block paved driveway which provides ample off road parking, turning point and hardstanding. The driveway extends to the side of the property through double gated access to rear. Beyond the double gates is a paved patio seating area which extends to the side of the detached garage and opens to a rear lawned garden with shrub and bush borders, fully enclosed by timber fencing. The rear garden houses a rockery and a greenhouse. The property sits on a total plot size of approximately 0.18 Acres (s.t.s).

### SINGLE DETACHED GARAGE

19' 10" x 9' 11" (6.05m x 3.02m)

Having up and over door, served by power and lighting, uPVC personnel door to side elevation.

### SERVICES

Mains electricity, gas, water and drainage are connected. The property benefits from triple glazed windows to the front elevation, with the remainder being double glazed. The Vendors have advised the Agents that a new roof was fitted to the property circa March 2024.

### REFERENCE

31072025/29381915/HOL





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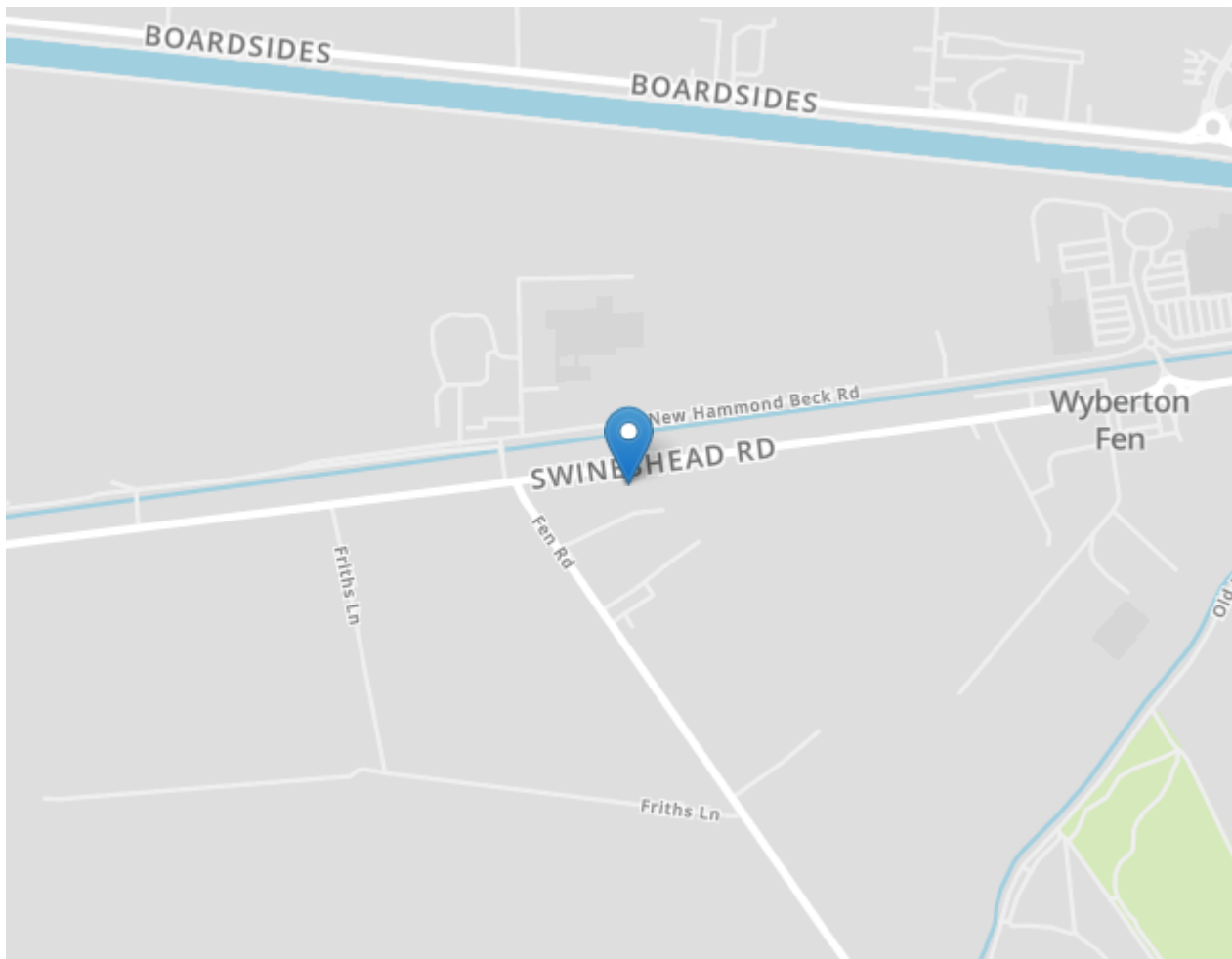
## AGENT'S NOTES

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.

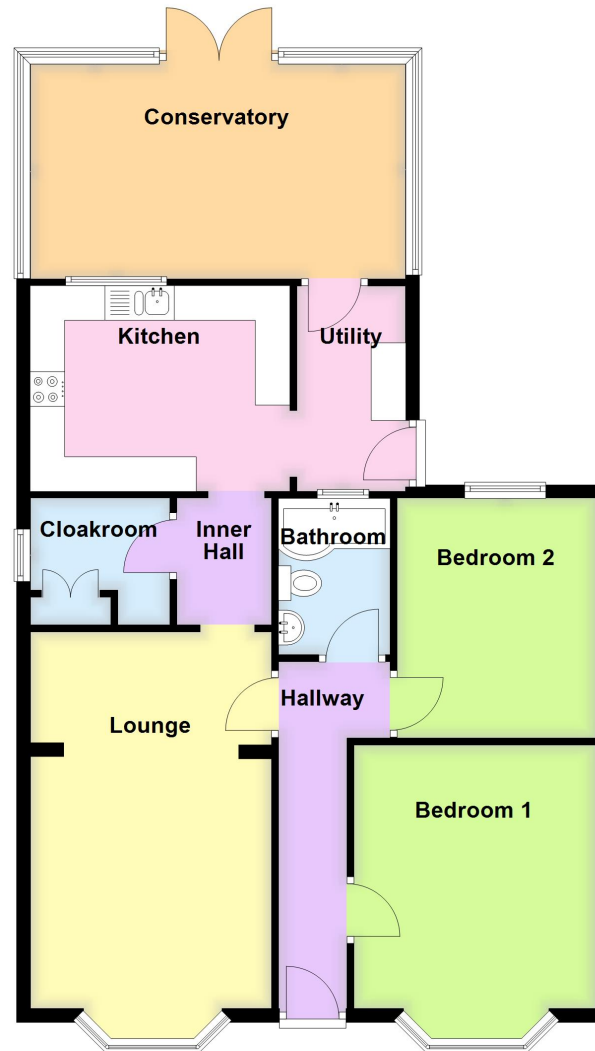


**SHARMAN BURGESS**



# Ground Floor

Approx. 94.7 sq. metres (1019.3 sq. feet)



Total area: approx. 94.7 sq. metres (1019.3 sq. feet)



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