



£154,950

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

SHARMAN BURGESS

**3 Milne Green, Swineshead, Boston,
Lincolnshire PE20 3NP
£154,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed side entrance door, radiator, access to loft space, ceiling light point.

LOUNGE

17' 8" (maximum) x 9' 9" (maximum) (5.38m x 2.97m)

Having ceiling light point, aluminium sliding patio doors to rear elevation, radiator, gas fireplace (capped off and not currently in working order) with fitted inset and hearth.

A semi-detached bungalow situated in the popular and well served village of Swineshead, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen, two bedrooms and a bathroom. Further benefits include gas central heating, driveway, detached garage and low maintenance garden to the rear.



SHARMAN BURGESS



KITCHEN

8' 2" x 8' 1" (2.49m x 2.46m)

Having roll edge work surfaces with tiled splashbacks, inset sink and drainer with mixer tap, base level storage units with drawers, wall units, integrated oven and grill, four ring gas hob with extractor above, plumbing for automatic washing machine, space for standard height fridge or freezer, window to rear elevation, obscure glazed side entrance door, ceiling light point, wall mounted Glow Worm gas central heating boiler, radiator.

BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, panelled bath, tiled splashbacks, obscure glazed window to side elevation, extractor fan, electric shaver point, ceiling light point, built-in airing cupboard housing the hot water cylinder, slatted linen shelving within.

BEDROOM ONE

9' 10" x 9' 1" (3.00m x 2.77m)

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

BEDROOM TWO

9' 9" (maximum) x 8' 1" (maximum) (2.97m x 2.46m)

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

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which extends to the side of the property and provides off road parking. The driveway is served by outside lighting. There is also a lawned front garden. A five bar gate leads to the remainder of the driveway and provides vehicular access to the:-



**SHARMAN
BURGESS** Est 1996

DETACHED GARAGE

15' 9" x 12' 3" (4.80m x 3.73m)

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

REAR GARDEN

Being laid to gravel for ease of maintenance. The garden houses a timber garden shed and is enclosed to the majority by fencing.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

15122025/29757551/OMA



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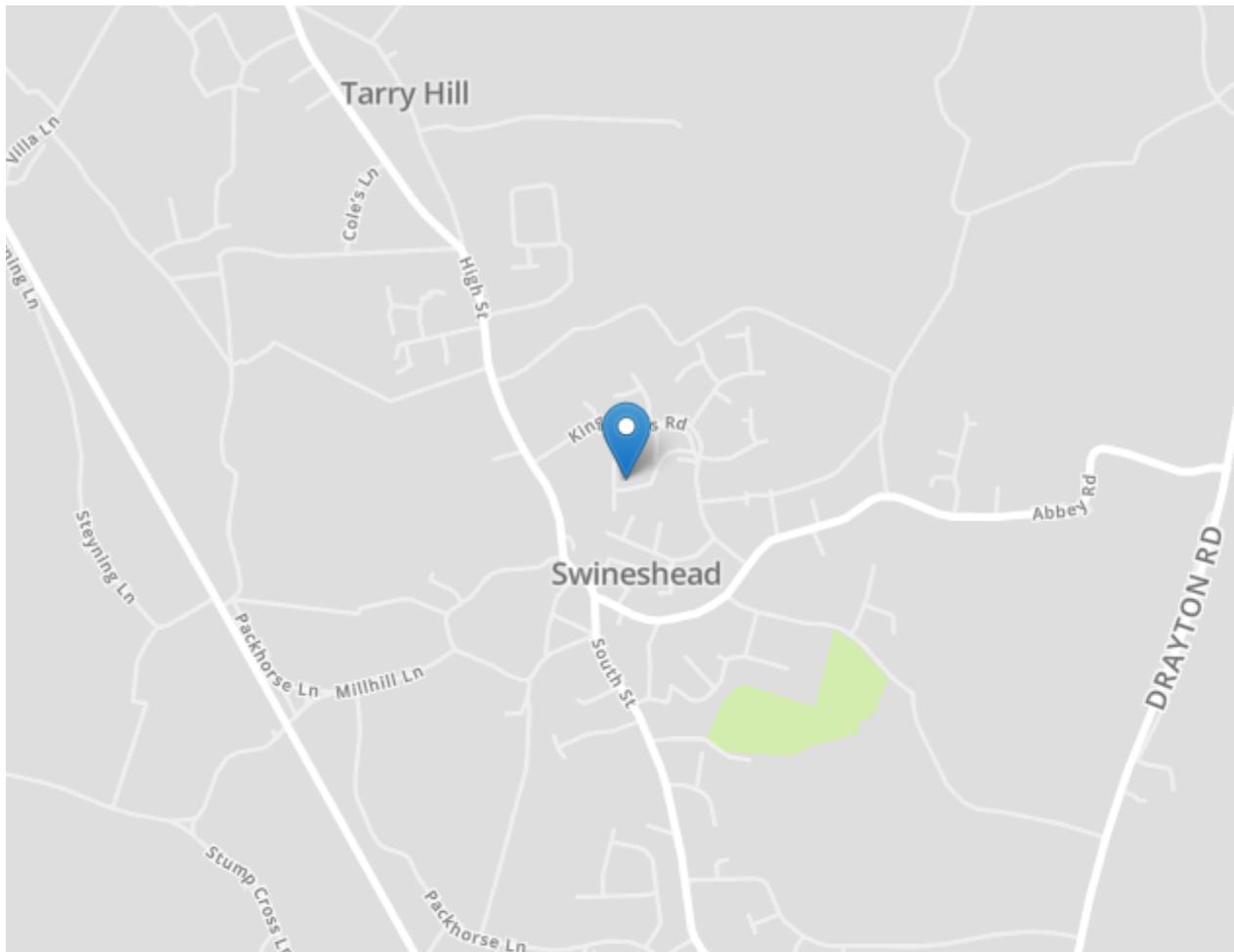
AGENT'S NOTES

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.

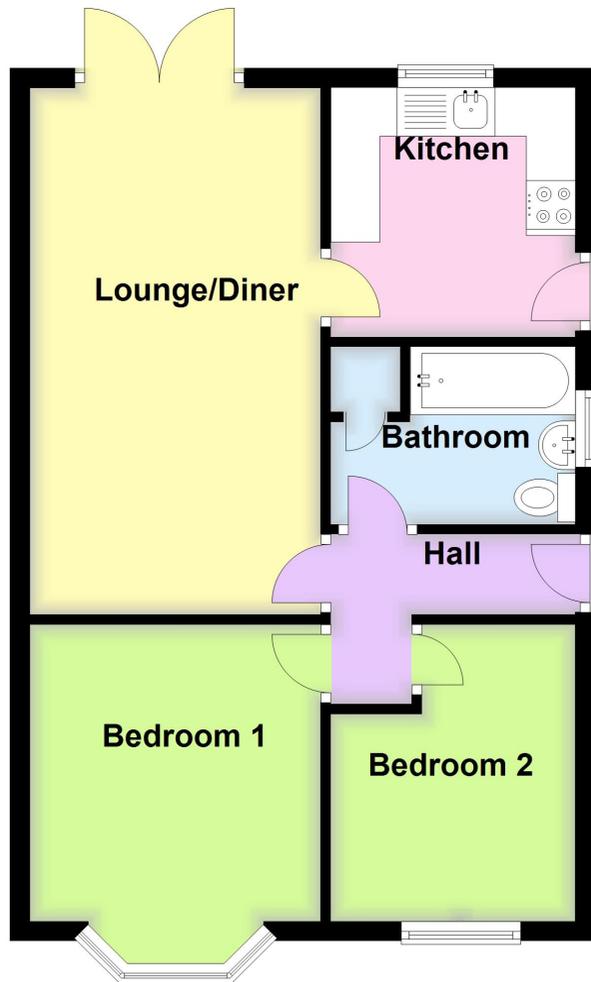
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 47.8 sq. metres (514.8 sq. feet)



Total area: approx. 47.8 sq. metres (514.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	