



£135,000

4 La Milesse Way, Swineshead, Boston, Lincolnshire PE20 3HT

SHARMAN BURGESS

**4 La Millesse Way, Swineshead, Boston,
Lincolnshire PE20 3HT
£135,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having uPVC entrance door, radiator, telephone point, staircase rising to first floor, door to: -

KITCHEN

9' 4" x 8' 5" (2.84m x 2.57m)

Having a range of fitted base level units and matching wall units, areas of work surface, stainless steel sink and drainer with mixer tap, space and plumbing for automatic washing machine, space for cooker, space for fridge freezer, partly tiled walls, radiator, double glazed window to front elevation, door to: -



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LOUNGE DINER

13' 8" x 11' 8" (4.17m x 3.56m)

Having double glazed patio doors to rear elevation, radiator, TV aerial point, electric fireplace, under stairs storage cupboard.

FIRST FLOOR LANDING

Having stairs rising from entrance hall, double glazed window to side elevation, radiator, loft access.

BEDROOM ONE

8' 2" x 11' 8" (2.49m x 3.56m)

Having double glazed window to rear elevation, radiator, TV aerial point, wood laminate flooring.

BEDROOM TWO

8' 4" x 11' 8" (maximum into recess incorporating over stairs cupboard) (2.54m x 3.56m)

Having double glazed window to front elevation, radiator.

SHOWER ROOM

Being fitted with a three piece suite comprising low level WC, pedestal wash hand basin, shower cubicle with electric wall mounted shower and splash boarding within, partly tiled walls, radiator, extractor fan, wall mounted electric heater.

EXTERIOR

The property benefits from a gravelled frontage and driveway which extends along the side of the property providing off road parking. Gated access leads to the: -



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REAR GARDEN

Being predominantly laid to lawn, with paved patio seating area and gravelled borders. There is a gravelled area to the rear of the garden with hardstanding for a timber shed.

TIMBER SUMMERHOUSE

Served by power and lighting.

SERVICES

Mains electric, water and drainage are connected. The property is served by owned solar panels and an external warm air heat source boiler installed circa January 2024.

REFERENCE

28032025/28861641/COR



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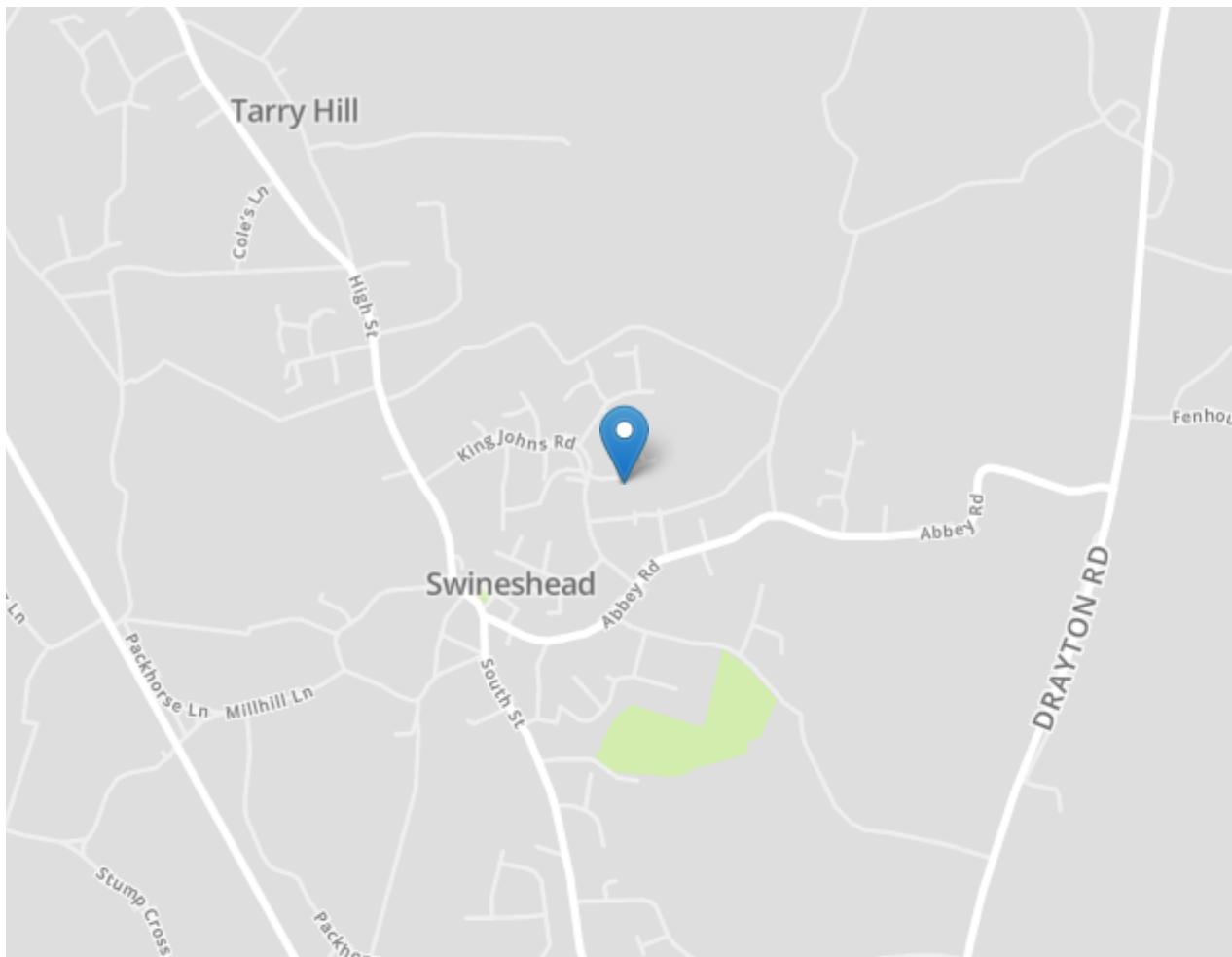
AGENT'S NOTES

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.

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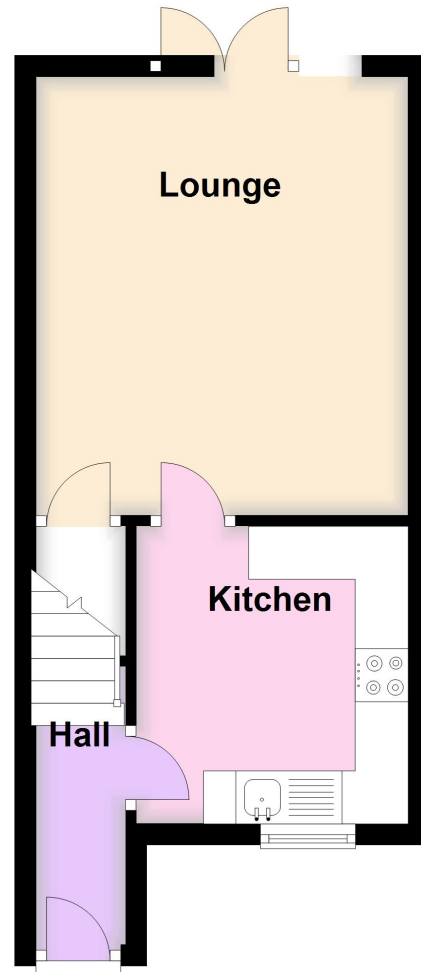
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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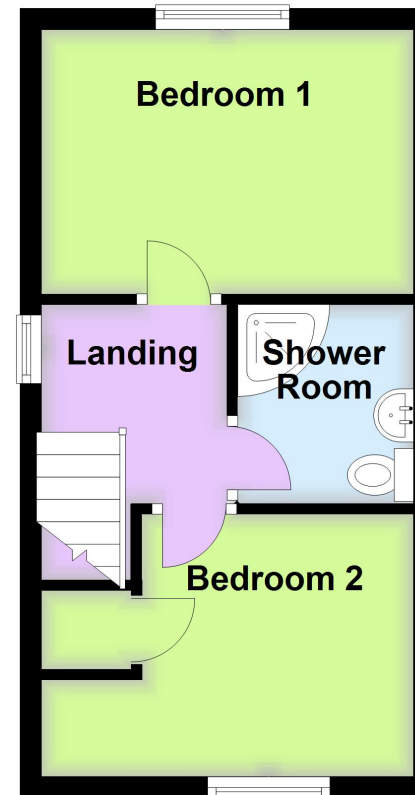
Ground Floor

Approx. 25.8 sq. metres (278.0 sq. feet)



First Floor

Approx. 24.7 sq. metres (266.4 sq. feet)



Total area: approx. 50.6 sq. metres (544.4 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	68	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		