



£279,950

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

SHARMAN BURGESS

**37 King Johns Road, Swineshead, Boston,
Lincolnshire PE20 3NR
£279,950 Freehold**

ACCOMMODATION

ENTRANCE PORCH

With front entrance door, dual aspect windows, tiled floor, ceiling recessed light, further obscure glazed door through to: -

ENTRANCE HALL

With staircase leading off, under stairs storage cupboard with wall mounted lighting and shelving within, wall mounted central heating thermostat, radiator, ceiling light point.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath and tiled splashback, radiator, ceiling light point, extractor fan.

A large detached property situated on a fantastic plot with gardens to both the front and rear. Accommodation comprises an entrance porch, entrance hall, study, ground floor cloakroom, lounge, dining room, breakfast kitchen and utility room. To the first floor are four bedrooms arranged off a landing, with en-suite shower room to bedroom one, and a four piece family bathroom. Further benefits include gas central heating, driveway and detached double garage. The property is offered for sale with NO ONWARD CHAIN.



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LOUNGE

19' 8" (maximum into bay window) x 11' 4" (maximum)
(5.99m x 3.45m)

Having a feature bay window to the front aspect, two radiators, coved cornice, two ceiling light points, TV aerial point, living flame coal effect gas fireplace with stone hearth and surround and display mantle. Double doors through to: -

DINING ROOM

11' 4" (maximum) x 8' 8" (maximum) (3.45m x 2.64m)

Also accessed from the breakfast kitchen. Having sliding patio doors leading to the rear garden, radiator, coved cornice, ceiling light point.

STUDY

8' 10" x 6' 5" (2.69m x 1.96m)

Having window to front aspect, radiator, ceiling light point, wall mounted electric fuse box.

BREAKFAST KITCHEN

17' 7" (maximum) x 8' 8" (maximum) (5.36m x 2.64m)

Having roll edge work surfaces with tiled splashbacks and one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, plumbing for dishwasher, space for standard height fridge or freezer, integrated double oven and grill, four ring gas hob with fume extractor above, window to rear aspect, ceiling mounted strip lighting. The breakfast area benefits from sliding patio doors leading to the rear garden, space for further standard height fridge or freezer, radiator. Door from kitchen to: -



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UTILITY ROOM

8' 1" x 5' 5" (2.46m x 1.65m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer with mixer tap, base level storage units, plumbing for automatic washing machine, space for condensing tumble dryer, radiator, wall mounted coat hooks, extractor fan, ceiling light point, obscure glazed entrance door, wall mounted Glow Worm gas central heating boiler with digital timer beneath.

FIRST FLOOR LANDING

With access to roof space, ceiling light point, built-in double airing cupboard with hot water cylinder and slatted linen shelving within.

BEDROOM ONE

18' 0" (maximum) x 11' 5" (maximum) (5.49m x 3.48m)

With window to front aspect, radiator, ceiling light point, two sets of built-in double wardrobes with hanging rails and shelving within.

EN-SUITE SHOWER ROOM

With wash hand basin with tiled surround and vanity unit beneath, WC, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, radiator, extractor fan, ceiling light point, obscure glazed window to front aspect.

BEDROOM TWO

10' 2" (maximum) x 9' 8" (maximum) (3.10m x 2.95m)

With window to rear aspect, radiator, ceiling light point.

BEDROOM THREE

8' 8" (maximum) x 10' 10" (maximum) (2.64m x 3.30m)

With window to rear aspect, radiator, ceiling light point.





BEDROOM FOUR

11' 0" (maximum) x 9' 10" (maximum) (3.35m x 3.00m)
With window to front aspect, radiator, ceiling light point.

FAMILY BATHROOM

5' 9" (maximum) x 8' 8" (maximum) (1.75m x 2.64m)
Being fitted with a four piece suite comprising WC, bidet, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and wall mounted mains fed shower above, obscure glazed window to rear aspect, electric shaver point, extractor fan, ceiling light point, radiator.

EXTERIOR

To the front, the property benefits from an enclosed garden with gate and paved access leading to the front entrance door. The garden comprises sections of lawn with flower and shrub borders and is enclosed by a mixture of fencing, hedging and wall.

Vehicular access is to the rear of the property, where a dropped kerb leads to the driveway which provides off road parking as well as vehicular access to the detached double garage.

A real feature of the property is the larger than average garden extending to the rear comprising paved patio seating areas providing entertaining space, large sections of lawns and flower and shrub borders. Within the garden are three sizeable timber garden sheds which are to be included within the sale. The garden is fully enclosed by a mixture of fencing, hedging and wall. An additional set of double gates from the driveway lead to a further paved area of secure hardstanding.



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DETACHED DOUBLE GARAGE

17' 7" (maximum internal measurement) x 16' 0" (maximum internal measurement)
(5.36m x 4.88m)

With remote controlled electric up and over door, served by power and lighting, loft space providing storage, window to rear aspect, personnel door leading to the garden.

AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

18062024/27614323/PLA



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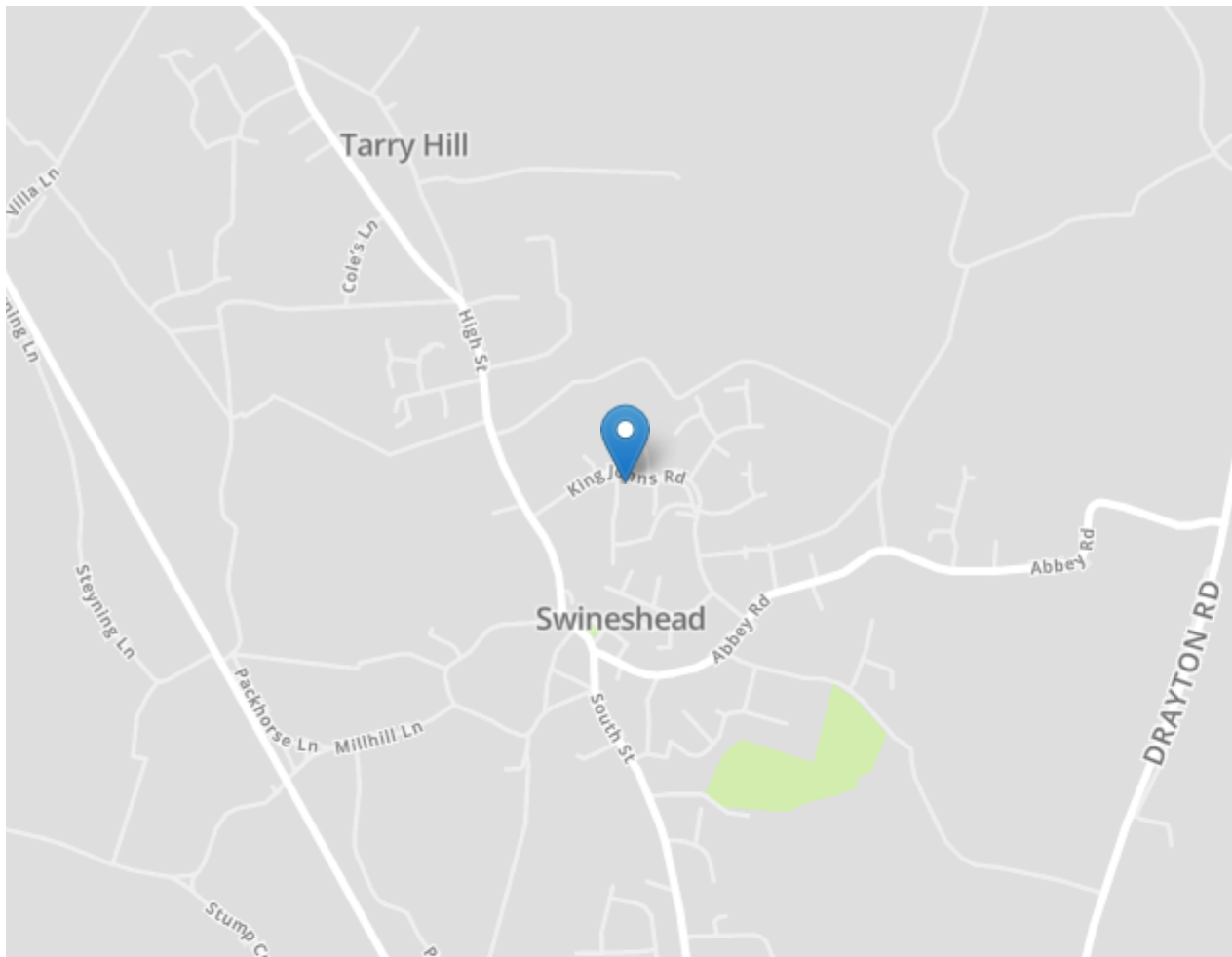
AGENT'S NOTES

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.

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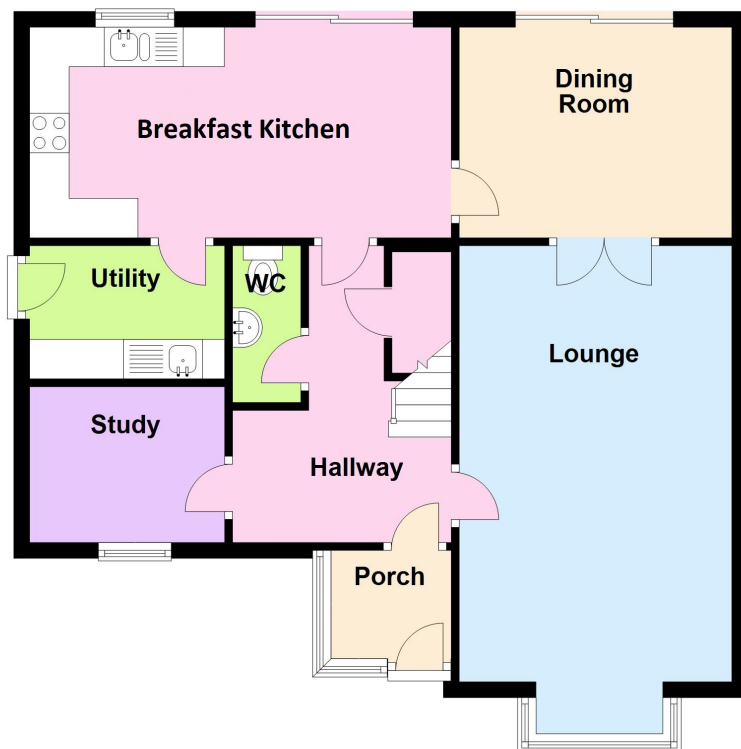
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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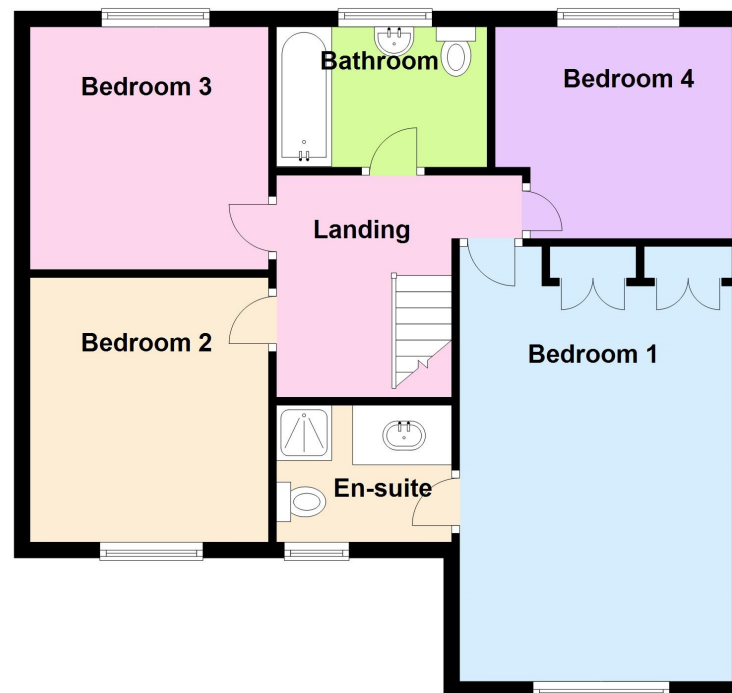
Ground Floor

Approx. 67.1 sq. metres (721.9 sq. feet)



First Floor

Approx. 64.2 sq. metres (690.5 sq. feet)



Total area: approx. 131.2 sq. metres (1412.4 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		76
(55-68)	D	64	
(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	