



£220,000

3 Drayton Road, Swineshead, Boston, Lincolnshire PE20 3LB

SHARMAN BURGESS

**3 Drayton Road, Swineshead, Boston,
Lincolnshire PE20 3LB
£220,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having uPVC front entrance door, staircase rising to first floor landing.

LOUNGE

15' 10" (maximum measurement into bay window) x 13' 6" (maximum measurement) (4.83m x 4.11m)

Having double glazed bay window to front aspect, TV aerial point, wall mounted electric fire, radiator, door to: -

A well presented and refurbished three bedroomed semi detached property with extensive off road parking, detached garage and good sized rear garden situated in the popular village of Swineshead. The accommodation comprises an entrance hall, lounge, kitchen diner, utility room, ground floor bathroom, three bedrooms to the first floor together with first floor cloakroom. Ideal for FIRST TIME BUYERS.



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KITCHEN DINER

9' 9" x 16' 11" (2.97m x 5.16m)

Having a recently refurbished fitted kitchen comprising a range of wall and base level units, areas or work surfaces over, inset ceramic single bowl sink and drainer with mixer tap, integrated oven with electric hob and extractor hood above, integrated fridge freezer, integrated dishwasher, ceiling recessed spotlights, radiator, two double glazed windows to rear aspect, tiled flooring, door to under stairs storage cupboard, door to: -

UTILITY ROOM

7' 1" x 7' 7" (2.16m x 2.31m)

Having been refurbished and comprising base level units with work surface above, space and plumbing for automatic washing machine, space for condensing tumble dryer, radiator, loft hatch, ceiling recessed spotlights, side entrance door, door to: -

GROUND FLOOR BATHROOM

Having been refitted with a suite comprising a stand alone bath with mixer tap and shower attachment over, wash hand basin inset to vanity unit, low level WC with concealed cistern, walk-in double shower with mains fed rainfall shower within, ceiling recessed spotlights, LED colouring changing ambient mood lighting, double glazed window to rear aspect, fully tiled walls, tiled flooring, wall mounted heated towel rail, extractor fan.

FIRST FLOOR LANDING

Having staircase rising from entrance hall, double glazed window to side aspect, radiator, loft access.



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BEDROOM ONE

10' 9" x 14' 5" (3.28m x 4.39m)

Having two double glazed windows to front aspect, TV aerial point, radiator.

BEDROOM TWO

10' 1" x 8' 1" (3.07m x 2.46m)

Having double glazed window to rear aspect, radiator, TV aerial point.

BEDROOM THREE

10' 0" x 8' 5" (3.05m x 2.57m)

Having double glazed window to rear aspect, radiator.

FIRST FLOOR CLOAKROOM

Having been recently refitted with a low level WC, pedestal wash hand basin with tiled splashback, ceiling light point, extractor fan.

EXTERIOR

The property benefits from a large gravelled driveway which provides ample off road parking for numerous vehicles and access to the detached garage. The front garden is laid to a shaped lawn. Gated access leads to the rear garden which comprises a concrete hardstanding seating area and a large area of lawn with slate borders. The garden is enclosed by timber fencing and benefits from a timber shed. There is a further timber enclosed area housing the oil tank.

GARAGE

15' 10" x 8' 1" (4.83m x 2.46m)

Having up and over door, served by power and lighting.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

REFERENCE

26618028/08082023/MAP



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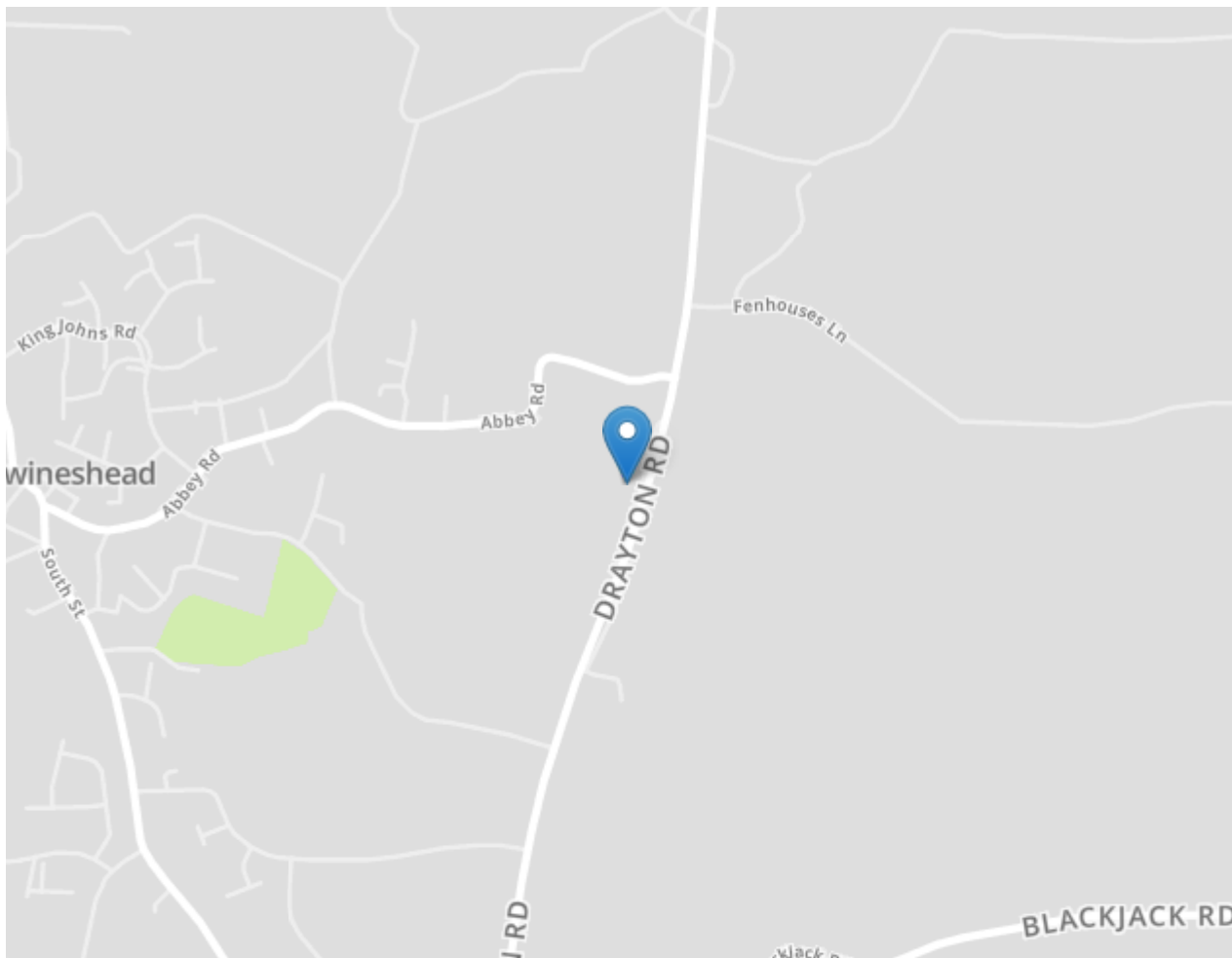
AGENT'S NOTES

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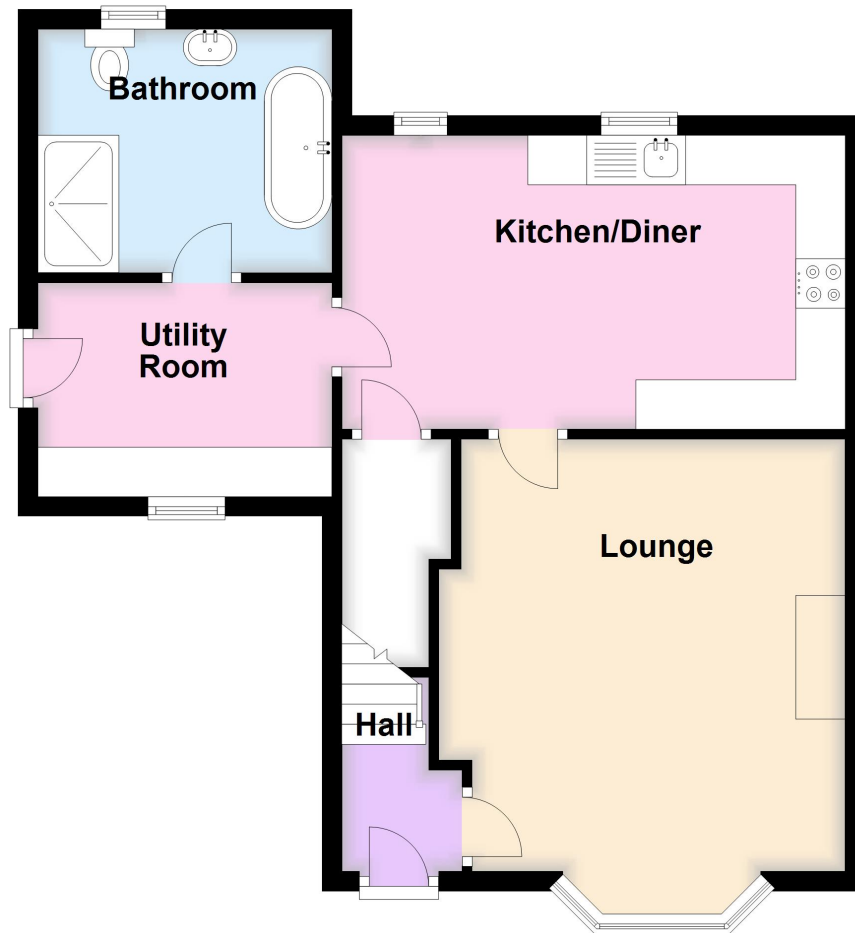
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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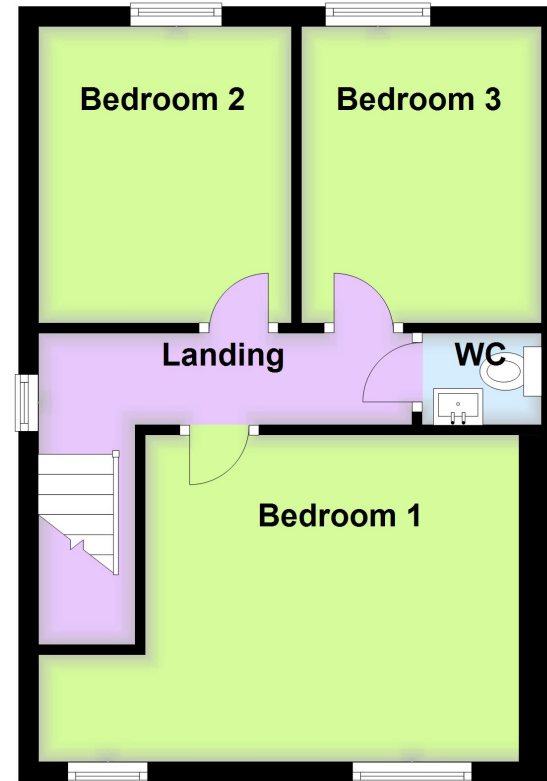
Ground Floor

Approx. 53.5 sq. metres (576.3 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



Total area: approx. 91.5 sq. metres (985.2 sq. feet)

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