



**£179,950**

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

**SHARMAN BURGESS**

**40 Milne Green, Swineshead, Boston,  
Lincolnshire PE20 3NP  
£179,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having front entrance door, wood laminate flooring, staircase leading off, under stairs storage cupboard, radiator.

A well presented three bedroomed semi-detached property situated in the ever popular and well served village of Swineshead, ideal for FIRST TIME BUYERS and benefitting from off road parking and enclosed rear garden. Accommodation comprises an entrance hall, lounge, kitchen, three bedrooms to first floor and modern refitted three piece bathroom.



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### KITCHEN

13' 0" x 8' 5" (3.96m x 2.57m)

Being fitted with a range of wall and base level storage units, areas of work surfaces, inset stainless steel sink and drainer with mixer tap, space and plumbing for automatic washing machine, integrated oven and four ring gas hob with extractor above, space for condensing tumble dryer, space for American style fridge freezer, continuation of the wood laminate flooring from the hallway, radiator, double glazed window to front aspect, partly tiled walls, wall mounted Vaillant central heating boiler (fitted circa 2022), side entrance door.

### LOUNGE

11' 4" x 14' 7" (3.45m x 4.45m)

Having coved cornice, sliding double glazed patio doors to rear garden, TV aerial point, gas fireplace with marble surround, radiator.

### FIRST FLOOR LANDING

Having access to roof space, door to airing cupboard.

### BEDROOM ONE

12' 5" x 8' 2" (3.78m x 2.49m)

Having double glazed window to rear aspect, wood laminate flooring, wall light points, built-in wardrobe

### BEDROOM TWO

9' 8" x 8' 2" (2.95m x 2.49m)

Having double glazed window to front aspect, radiator.

### BEDROOM THREE

8' 1" x 6' 0" (2.46m x 1.83m)

Having double glazed window to rear aspect, radiator.



**SHARMAN  
BURGESS** Est 1996

### BATHROOM

Being fitted with a modern refitted suite comprising panelled bath with mixer tap and mains fed rainfall shower with hand held attachment above and fitted screen, pedestal wash hand basin, low level Wc, heated towel rail, tiled flooring, partly tiled walls, ceiling recessed spotlights, extractor fan, double glazed window to front aspect.

### EXTERIOR

To the front, the property benefits from a tarmac driveway extending to a further gravelled and paved area providing off road parking. There is a small area of lawn. Gated access leads to the rear garden.

To the rear, the garden is predominantly laid to lawn, with patio seating area The garden is fully enclosed by fencing and houses a timber garden shed.

### SERVICES

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

### REFERENCE

25032024/27445044/DOU



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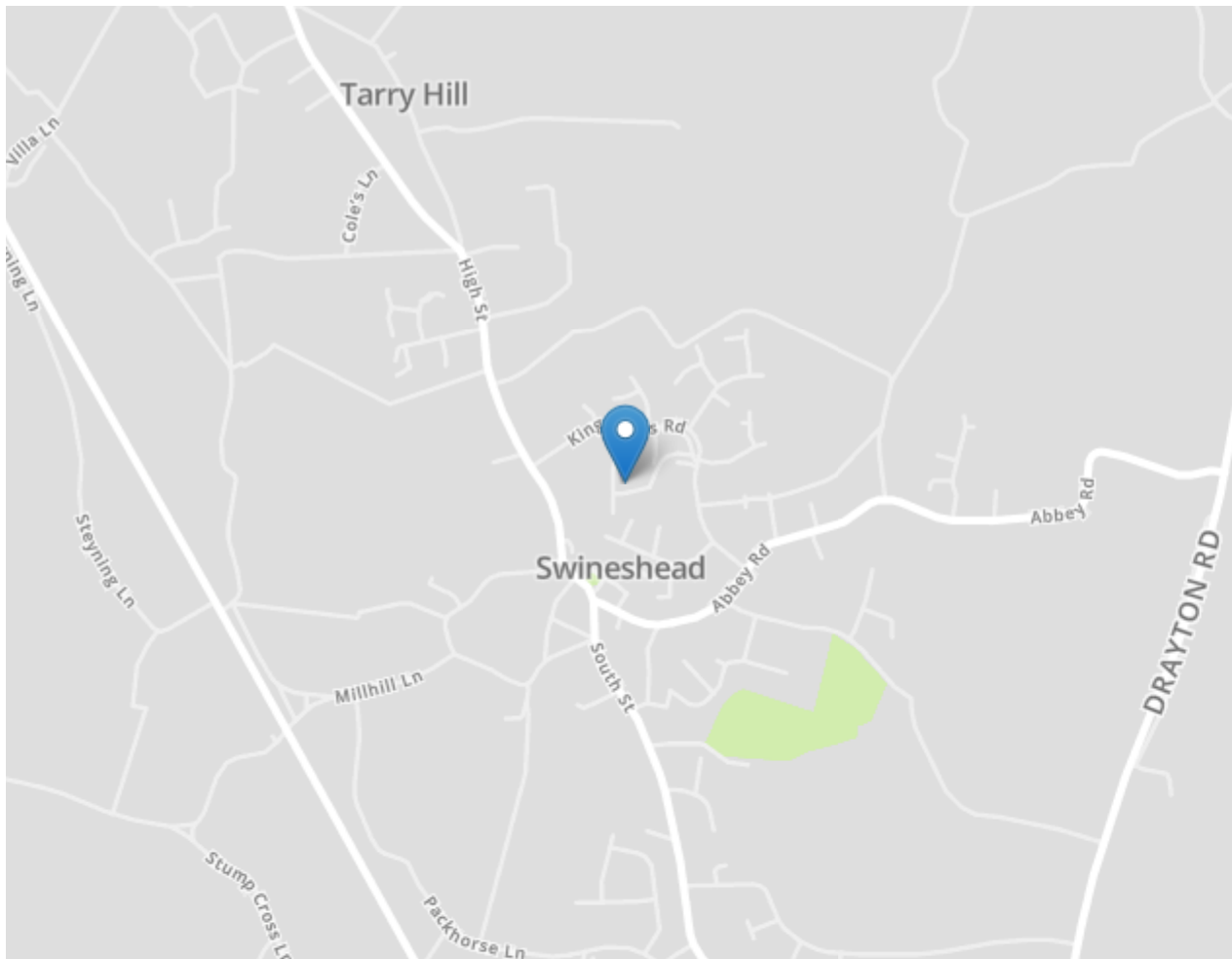
## AGENT'S NOTES

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.

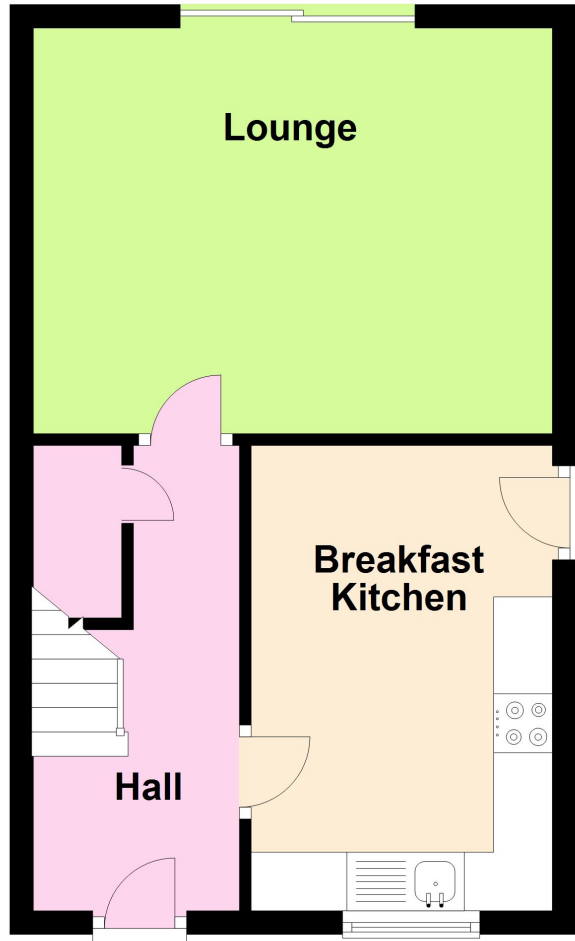
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

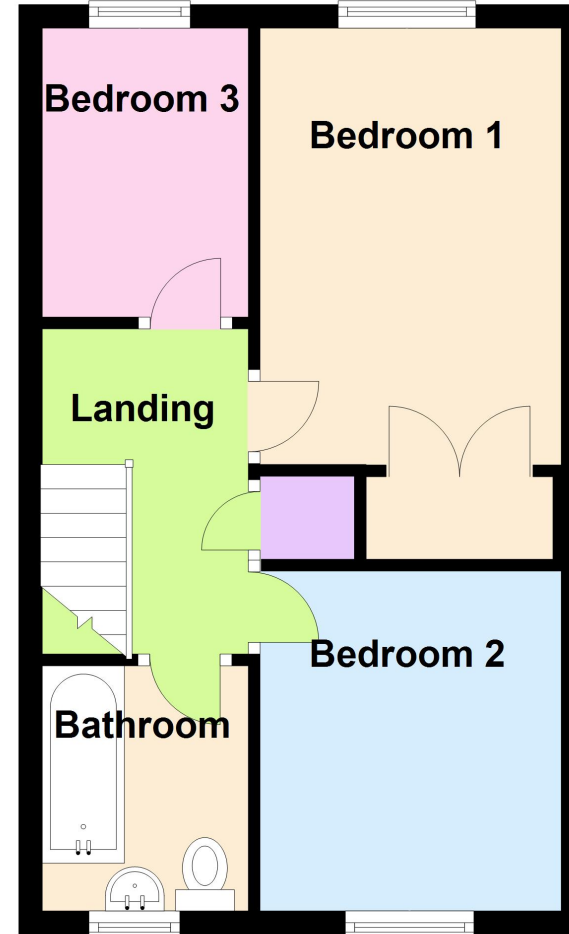
## Ground Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



## First Floor

Approx. 33.1 sq. metres (356.5 sq. feet)



Total area: approx. 66.3 sq. metres (714.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	