



£299,950

2 Longrigg Walk, Swineshead, Boston, Lincolnshire PE20 3LF

SHARMAN BURGESS

**2 Longrigg Walk, Swineshead, Boston,
Lincolnshire PE20 3LF
£299,950 Freehold**

ACCOMMODATION

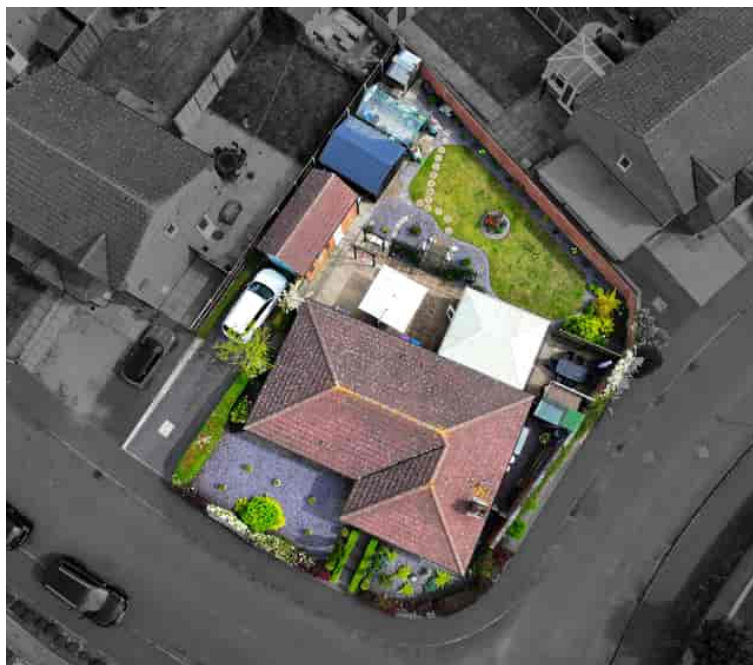
ENTRANCE LOBBY

Having partially glazed front entrance door, wall mounted coat hooks, wall mounted electric fuse box, coved cornice, ceiling recessed lighting, further partially obscure glazed door through to:

-

L-SHAPED ENTRANCE HALL

Having radiator, coved cornice, two ceiling light points, access to loft space, built-in cloak cupboard providing storage, glazed double doors through to:-



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LOUNGE

19' 3" (maximum taken into bay window) x 12' 7" (maximum including chimney breast) (5.87m x 3.84m)
Having feature bay window to front elevation, two radiators, coved cornice, ceiling light point, TV aerial point, wiring for satellite TV, living flame coal effect gas fireplace with fitted inset and hearth and display surround, open plan archway through to: -

DINING ROOM

9' 8" x 8' 7" (2.95m x 2.62m)
Having radiator, coved cornice, ceiling light point.

CONSERVATORY

14' 7" (maximum) x 13' 10" (maximum) (4.45m x 4.22m)
Of brick and uPVC double glazed construction with polycarbonate roof. Having French doors leading to the garden, ceiling point incorporating fan, tiled floor, served by power, fitted log effect gas fired burner.

KITCHEN

9' 9" x 7' 4" (2.97m x 2.24m)
Having roll edge work surfaces with tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units and matching eye level wall units, space for standard height fridge or freezer, Neff double oven and grill, Neff four ring gas hob with fume extractor above, plumbing for dishwasher, tiled floor, radiator, ceiling light point, window to rear elevation.



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UTILITY ROOM

5' 7" x 5' 1" (1.70m x 1.55m)

Having roll edge work surfaces with tiled splashbacks, inset sink and drainer with mixer tap, wood fronted base level storage units, matching wall units, plumbing for automatic washing machine, tiled floor, obscure glazed window to rear elevation, extractor fan, ceiling light point, wall mounted Worcester gas central heating boiler with digital timer.

BEDROOM ONE

13' 4" (maximum including built-in wardrobe) x 10' 0" (maximum) (4.06m x 3.05m)

Having window to front elevation, radiator, ceiling light point, built-in wardrobes with hanging rails and shelving within.

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, wash hand basin, shower cubicle with Mira mains fed shower within, tiled floor, walls tiled to approximately half height, extractor fan, ceiling light point, electric shaver point, heated towel rail, obscure glazed window to front elevation.

BEDROOM TWO

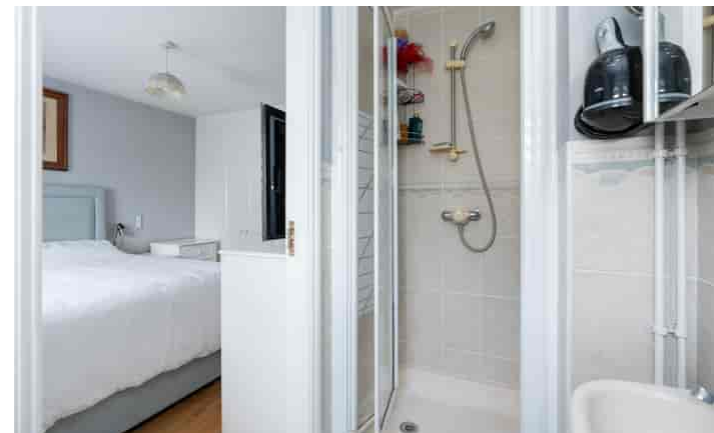
13' 2" (maximum including built-in wardrobes) x 9' 9" (4.01m x 2.97m)

Having widow to rear elevation, radiator, ceiling light point, built-in wardrobes with hanging rail and shelving within.

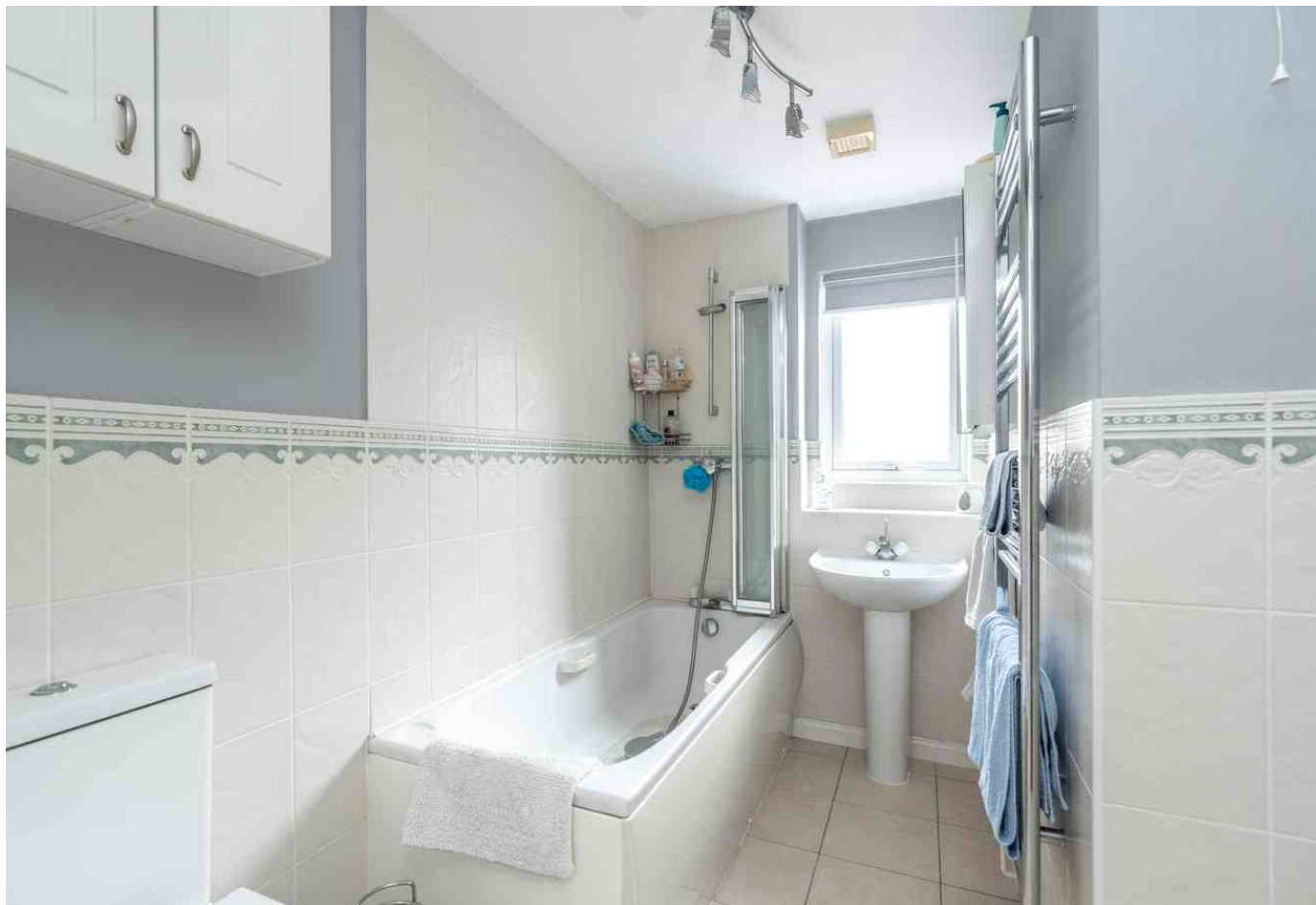
BEDROOM THREE

10' 3" (maximum) x 8' 2" (maximum) (3.12m x 2.49m)

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



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FAMILY BATHROOM

Being fitted with a three piece suite comprising push button WC, panelled bath with mixer tap and wall mounted Mira mains fed shower above and fitted concertina shower screen, walls tiled to approximately half height, tiled floor, heated towel rail, electric shaver point, extractor fan, ceiling light point, obscure glazed window to rear elevation, built-in airing cupboard housing the hot water cylinder with immersion heater and slatted linen shelving within.

EXTERIOR

The property sits on a large corner plot, with dropped kerb leading to the tarmac driveway situated to the left hand side of the bungalow which provides off road parking and vehicular access to the detached garage. The front gardens are well maintained and laid to large slate borders interspersed with a variety of shrubs and low level hedging to the boundaries. The front gardens are served by external tap, power and lighting. Gated access leads to the rear.

DETACHED GARAGE

16' 4" x 9' 0" (4.98m x 2.74m)

Of brick and tile construction. Having up and over door, personnel door to garden, served by power and lighting.



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REAR GARDEN

The extremely well presented rear garden initially comprises a paved patio seating area providing ample entertaining space. There are large slate borders with shrubs set within leading to an area of shaped lawn with flower and shrub borders. There is a secondary paved barbecue/seating area. The garden houses an approximate 10ft x 12ft glass house and two timber sheds, with the larger of the two served by double doors and power and lighting. The garden is fully enclosed by a mixture of wall and fencing and served by external tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

27052025/29108356/WAL



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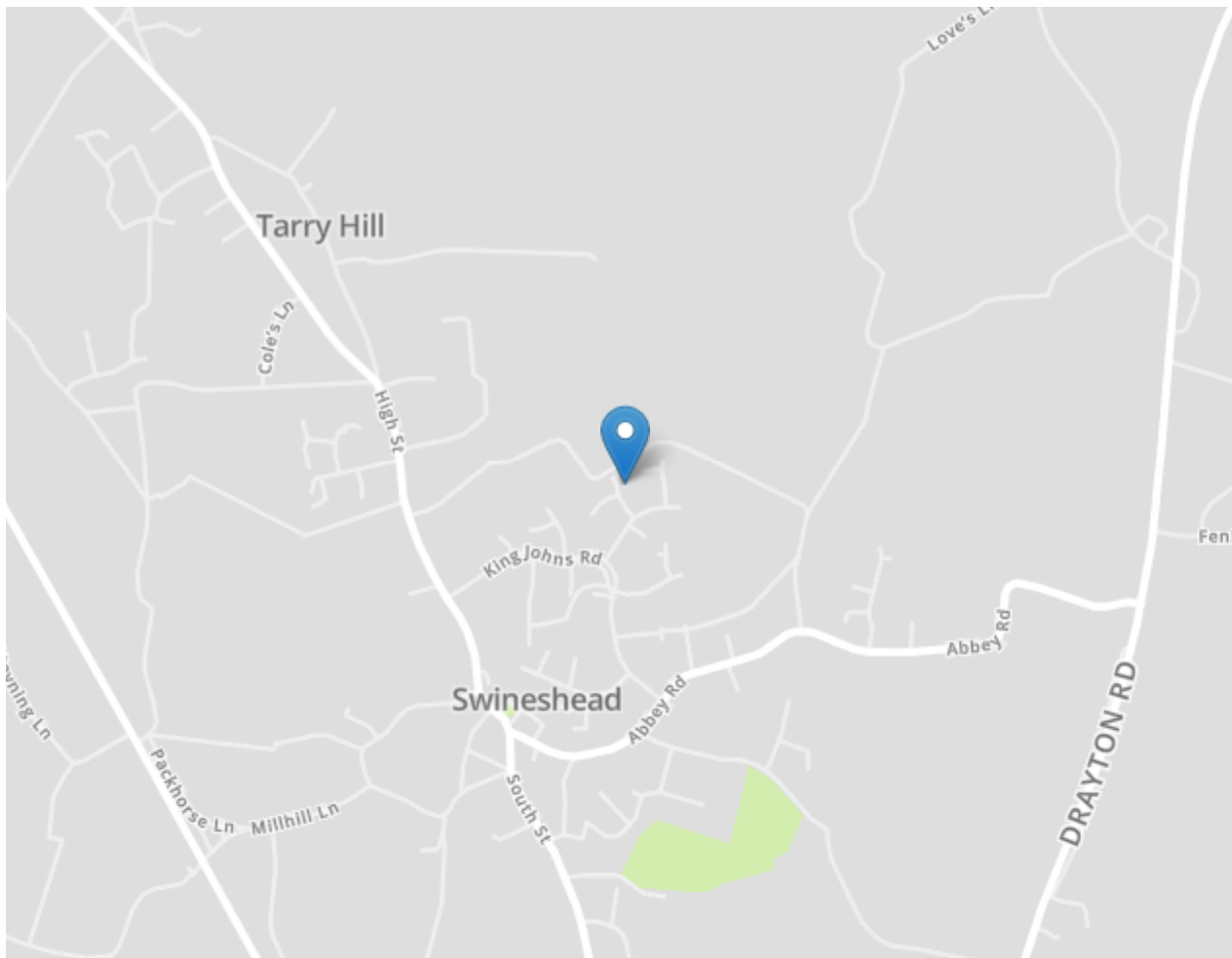
AGENT'S NOTES

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.



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Ground Floor

Approx. 110.3 sq. metres (1187.5 sq. feet)



Total area: approx. 110.3 sq. metres (1187.5 sq. feet)



t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC