



SHARMAN
BURGESS
FOR SALE
01205 361161

£235,000

38 Villa Walk, Swineshead, Boston, Lincolnshire PE20 3FE

SHARMAN BURGESS

**38 Villa Walk, Swineshead, Boston,
Lincolnshire PE20 3FE
£235,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With composite entrance door, staircase leading off.

LOUNGE

18' 4" x 10' 7" (5.59m x 3.23m)

With two double glazed windows to the side aspect, one double glazed window to the front aspect, two radiators, TV aerial point.

GROUND FLOOR CLOAKROOM

With low level WC, miniature wash hand basin with tiled splashback, radiator, extractor fan.

A modern semi-detached property situated in the popular and well served village of Swineshead, close to local amenities. Accommodation briefly comprises an entrance hall, lounge, kitchen diner, utility room, three bedrooms to the first floor, en-suite to bedroom one and a family bathroom. Further benefits include two parking spaces and an enclosed garden.



SHARMAN BURGESS



KITCHEN DINER

18' 4" x 10' 7" (5.59m x 3.23m)

Fitted with a range of wall and base level units, areas of work surfaces, inset stainless steel sink and drainer with mixer tap, space and plumbing for a dishwasher, integrated oven and electric hob with stainless steel extractor above, space for upright fridge freezer, double glazed window to the front and side aspects, double glazed patio doors to the garden, ceiling recessed spotlights, door to: -

UTILITY ROOM

5' 10" x 6' 5" (1.78m x 1.96m)

With base level unit with work surface above, inset stainless steel sink and drainer with mixer tap, space and plumbing for automatic washing machine, space for condensing dryer, extractor fan, door to under stairs storage cupboard, radiator.

FIRST FLOOR LANDING

Having built-in airing cupboard with slatted shelving and wall mounted Worcester central heating boiler within.

BEDROOM ONE

12' 6" x 14' 8" (maximum including en-suite and entrance area) (3.81m x 4.47m)

With dual aspect double glazed windows, radiator, TV aerial point, door to: -



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising low level WC, pedestal wash hand basin with tiled splashback, mains fed shower within tiled recess with shower cubicle, built-in over stairs storage cupboard, wall mounted heated towel rail, double glazed window to the front aspect, ceiling recessed spotlights, extractor fan.

BEDROOM TWO

11' 0" x 10' 11" (3.35m x 3.33m)

With dual aspect double glazed windows, radiator, TV aerial point, access to roof space.

BEDROOM THREE

8' 11" x 8' 6" (2.72m x 2.59m)

With double glazed window to the side aspect, radiator, TV aerial point.

BATHROOM

Being fitted with a three piece suite comprising panelled bath with mixer taps and shower attachment over, pedestal wash hand basin with tiled splashback, partly tiled walls, low level WC, electric shaver point, wall mounted heated towel rail, ceiling recessed spotlights, extractor fan, double glazed window to the side aspect.

EXTERIOR

To the front, the property has two parking spaces which are accessed over a shared block paved driveway. A pathway leads to the front entrance door flanked by small areas of lawn.

Side gated access leads to the garden which is predominantly laid to lawn, with paved patio seating area and raised deck seating area. The garden house a timber shed and is fully enclosed by timber fencing.

AGENTS NOTE

Prospective purchasers are advised that there is monthly service charge of £25.95 per calendar month payable to Amplus, for the upkeep and maintenance of communal areas.

SERVICES

Mains electric, gas, water and drainage are connected.

REFERENCE

13032026/30141630/FOS



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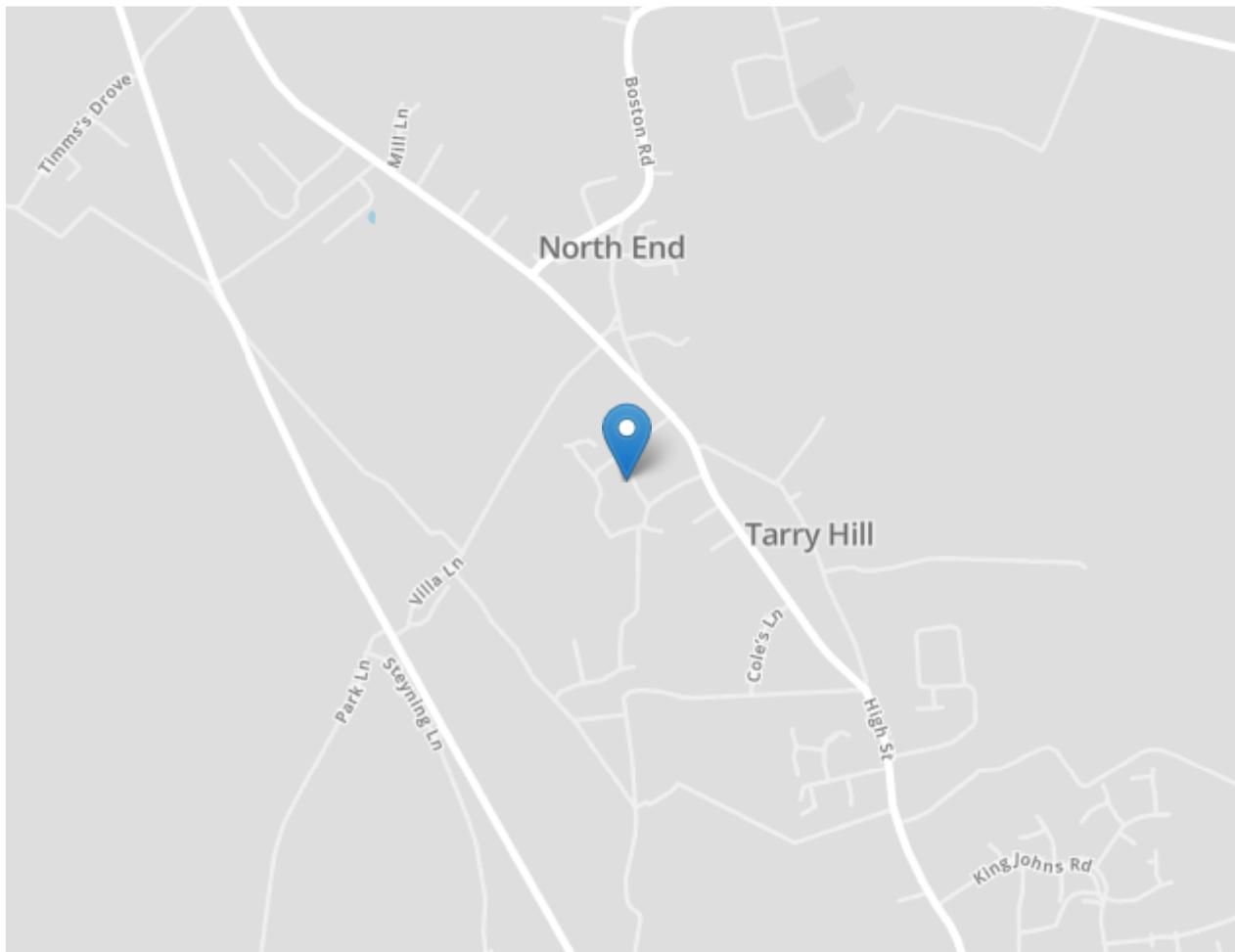
AGENT'S NOTES

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.

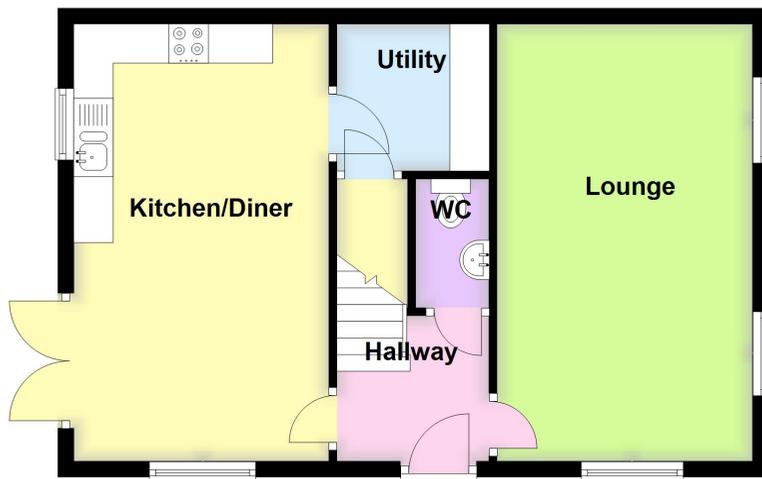
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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. 47.9 sq. metres (515.8 sq. feet)



First Floor
Approx. 47.1 sq. metres (506.7 sq. feet)



Total area: approx. 95.0 sq. metres (1022.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(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	