



£345,000

The Maltings, Church Lane, Swineshead, Boston, Lincolnshire PE20 3HY

SHARMAN BURGESS

**The Maltings, Church Lane, Swineshead,
Boston, Lincolnshire PE20 3HY
£345,000 Freehold**

ACCOMMODATION

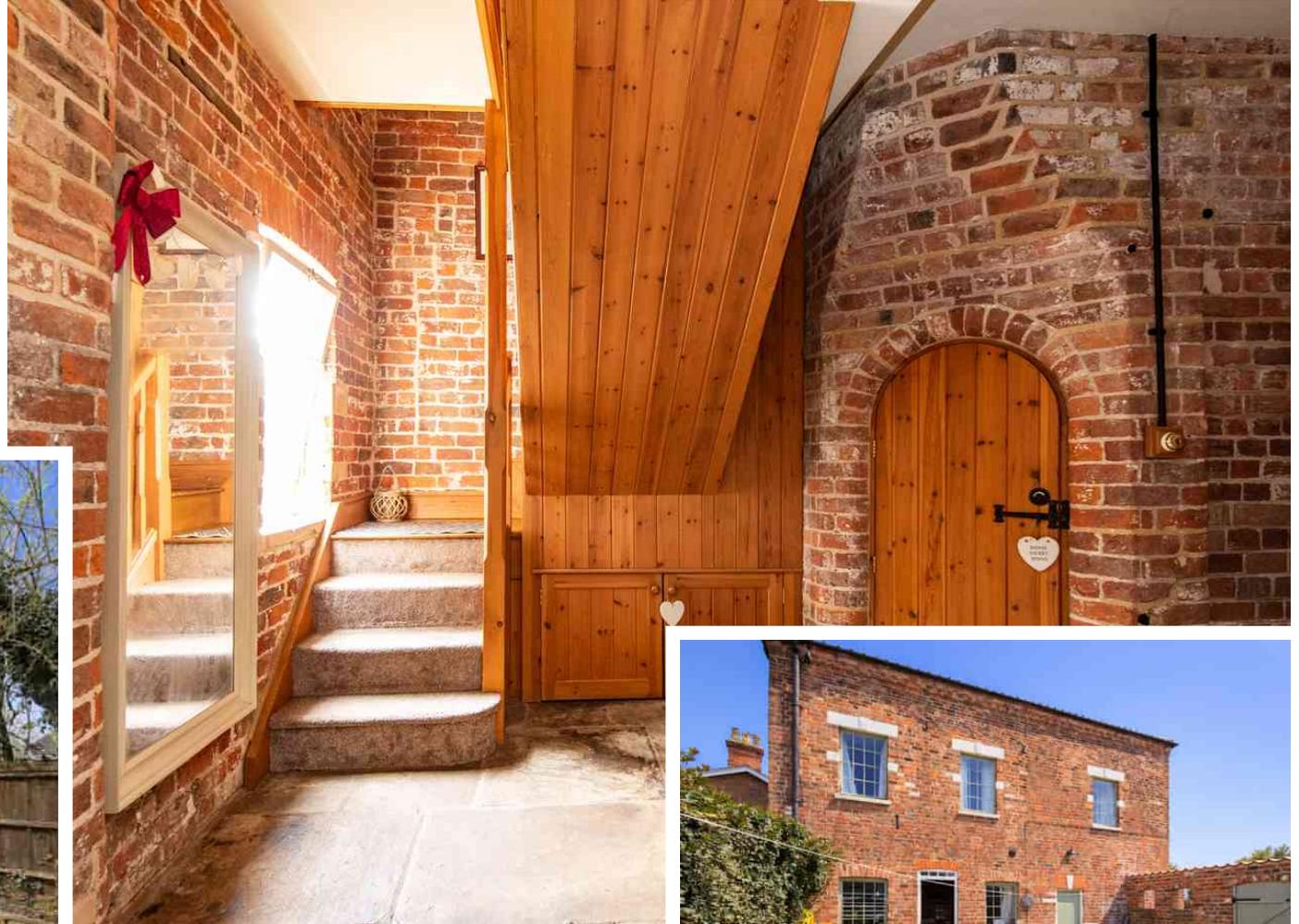
ENTRANCE HALL

13' 9" (maximum including staircase) x 14' 1" (4.19m x 4.29m)
With front entrance door, window to front elevation, stone floor, wall mounted radiator, exposed brickwork walls, ceiling mounted light, door to rear garden, staircase leading off, archway with feature latch door through to: -

GROUND FLOOR CLOAKROOM

With obscure glazed window, stone floor, wall mounted wash hand basin with tiled splashback, WC, extractor fan, light point, exposed brickwork walls.

Discover a unique blend of heritage and modern style in this stunning Grade II Listed 3 Bedroom former Maltings conversion. Located off a quiet country lane within the well-served village of Swineshead and within walking distance of local amenities is this three-storey home, offering privacy without sacrificing convenience. Accommodation comprises an entrance hall, ground floor cloakroom, kitchen diner, lounge, three bedrooms arranged over two floors and a family bathroom. Further benefits include a large triple garage block, Cellar, and a westerly facing garden to the rear. The many features include exposed beams, original brickwork, solid oak kitchen, recessed LED lighting, and a neutral palette. If you are looking for a character home that offers both peace and a vibrant village community, this is it.



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KITCHEN DINER

17' 0" (maximum) x 14' 0" (maximum) (5.18m x 4.27m)
With stone floor, roll edge work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, additional central island providing further storage space, integrated oven and grill, four ring gas hob with fume extractor above, plumbing for automatic washing machine, integrated fridge, integrated freezer, ceiling recessed spotlights, radiator, triple aspect windows, exposed brickwork to walls, door to rear garden.

FIRST FLOOR LANDING

With two windows to front elevation, exposed wooden floor, radiator, exposed brickwork to walls, door to: -

LOUNGE

17' 4" x 14' 10" (5.28m x 4.52m)
Having triple aspect windows, radiator, two ceiling light points, additional wall light points, TV aerial point.

BEDROOM THREE

13' 10" (maximum) x 7' 8" (maximum) (4.22m x 2.34m)
With window to rear elevation, radiator, wall mounted lighting.

SECOND FLOOR LANDING

With exposed wooden floor, radiator, arched window to front elevation, built-in linen cupboard.



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BEDROOM ONE

14' 4" (maximum with reduced head height) x 15' 0" (maximum with reduced head height) (4.37m x 4.57m)

With feature arched window to front elevation, two rooflight windows, exposed wooden floor, radiator.

BEDROOM TWO

8' 3" (with reduced head height) x 12' 7" (with reduced head height) (2.51m x 3.84m)

With rooflight window to rear elevation, exposed wooden floor, ceiling light point, radiator.

FAMILY BATHROOM

Being fitted with a four piece suite comprising shower cubicle with wall mounted mains fed shower within and fitted shower screen, bath, WC, wash hand basin, rooflight window to rear elevation, radiator, ceiling light point, extractor fan.

EXTERIOR

The property is approached over a gravelled driveway, which leads to a large section of hardstanding providing ample off road parking and hardstanding for numerous vehicles.

DETACHED GARAGE BLOCK

27' 7" x 23' 4" (8.41m x 7.11m)

Incorporating a double garage and single garage and being served by power and lighting. The double garage also benefits from an inspection pit.

To the immediate front of the property is a further concrete hardstanding area with steps leading down to the: -

CELLAR

Providing further storage space but could also be used for additional purposes (s.t.p.p).

REAR GARDEN

The property has an approximate westerly facing garden which is set into two sections, the first of which is low maintenance with paving, gravel and feature wall surrounding. Gated access leads back to the driveway. A further gate leads through to the second section of garden which is laid to low maintenance artificial grass and is enclosed by fencing. The rear garden is served by outside tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

11032026/30088054/WEL



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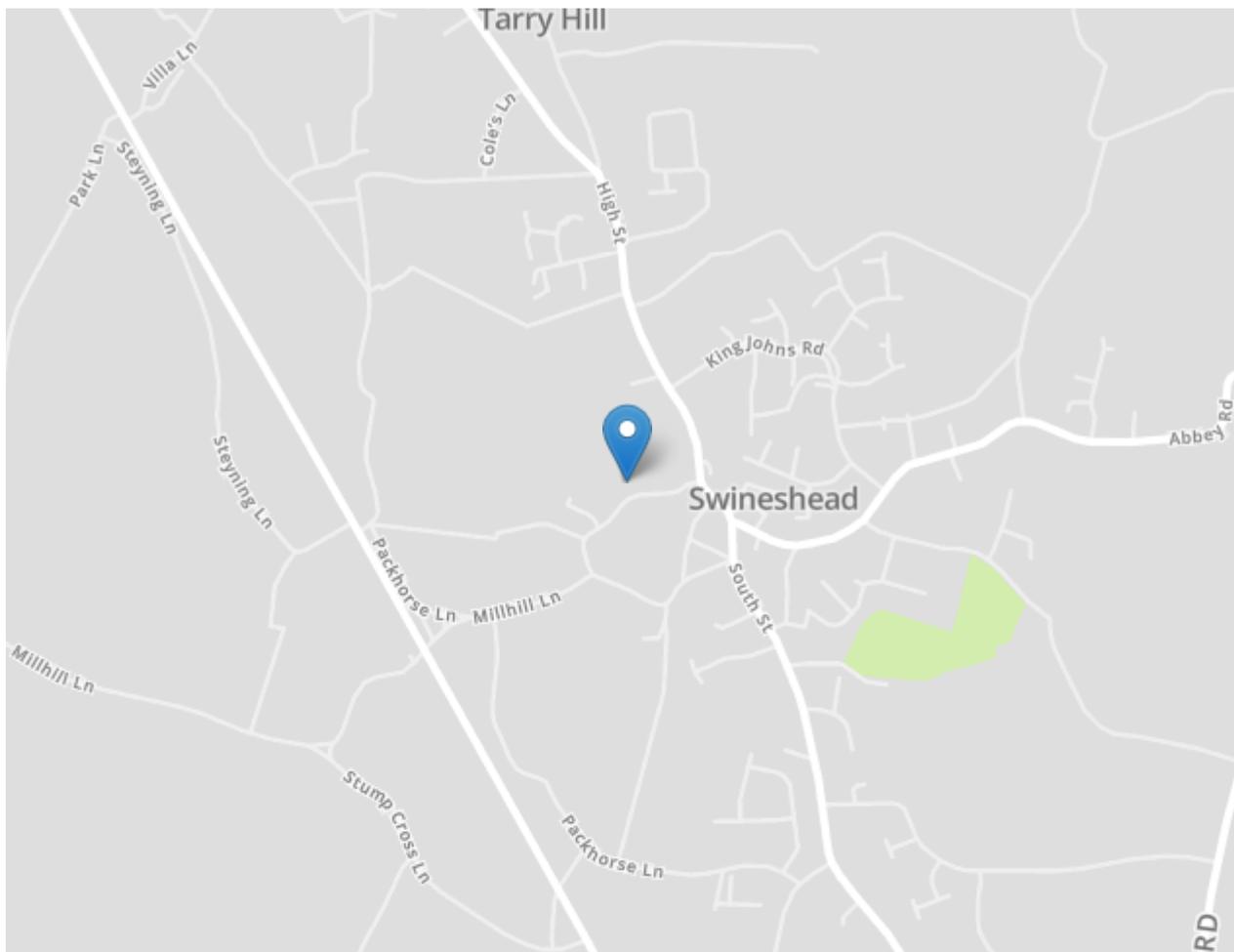
AGENT'S NOTES

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.

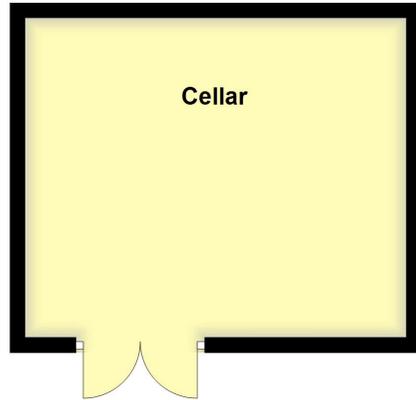
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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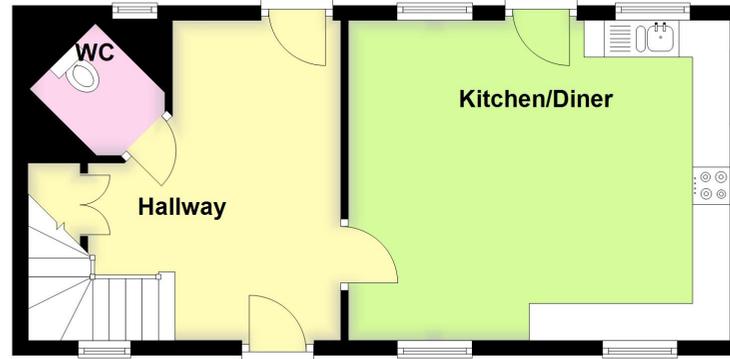
Basement

Approx. 22.1 sq. metres (237.4 sq. feet)



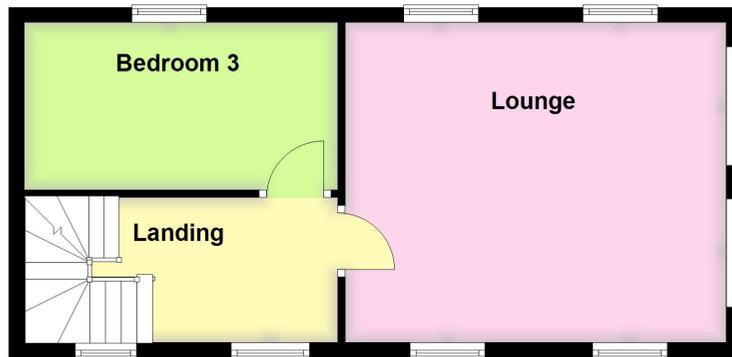
Ground Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



Second Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



Total area: approx. 143.8 sq. metres (1548.0 sq. feet)

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