



**£265,000**

51, Villa Walk, Swineshead, Boston PE20 3FE

**SHARMAN BURGESS**



**51, Villa Walk, Swineshead, Boston**  
**PE20 3FE**  
**£265,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, staircase rising to first floor, radiator, ceiling light point, wall mounted electric fuse box.

**DINING ROOM**

11' 2" x 8' 11" (3.40m x 2.72m)

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

**LOUNGE**

15' 9" (maximum) x 11' 0" (maximum) (4.80m x 3.35m)

Having French doors leading to the rear garden with windows to either side, radiator, TV aerial point, wiring for satellite TV, two ceiling light points, wall mounted digital central heating timer.

A modern detached home situated in the highly sought after village of Swineshead, benefitting from a block paved driveway, garage and an approximate south westerly facing rear garden. Accommodation comprises an entrance hall, kitchen, dining room, lounge, utility room, ground floor cloakroom, four bedrooms to the first floor, en-suite shower room to bedroom one and a family bathroom. Further benefits include gas central heating and uPVC double glazing.



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### KITCHEN

16' 5" (maximum) x 8' 9" (maximum) (5.00m x 2.67m)

Having a modern fitted kitchen comprising counter tops, inset 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, space for twin height fridge freezer, integrated four ring induction hob with illuminated stainless steel extractor fan above, integrated waist height oven and grill, integrated dishwasher, dual aspect windows, radiator, ceiling light point, ceiling recessed lighting.

### UTILITY

5' 9" x 5' 1" (1.75m x 1.55m)

Having obscure glazed rear entrance door, ceiling light point, extractor fan, counter top, base level storage unit, concealed Worcester gas central heating boiler, plumbing for washing machine.

### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, push button WC, radiator, ceiling light point, extractor fan.

### FIRST FLOOR LANDING

Having access to loft space, ceiling light point, airing cupboard housing the hot water cylinder within.

### BEDROOM ONE

12' 10" (maximum) x 9' 2" (3.91m x 2.79m)

Having window to front elevation, radiator, ceiling light point, built-in double wardrobe.

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, push button WC, shower cubicle with wall mounted mains fed shower and tiling within and bi-fold shower screen, obscure glazed window to front elevation, ceiling recessed lighting, extractor fan, heated towel rail.



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### BEDROOM TWO

12' 8" x 8' 10" (3.86m x 2.69m)

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

### BEDROOM THREE

9' 8" (maximum) x 8' 11" (maximum) (2.95m x 2.72m)

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

### BEDROOM FOUR

9' 2" (maximum) x 6' 1" (maximum) (2.79m x 1.85m)

Having window to rear elevation, radiator, ceiling light point, built-in double wardrobe with hanging rail within.

### FAMILY BATHROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, panelled bath with mixer tap and wall mounted mains fed shower above with hand held shower attachment and fitted shower screen, extended tiled splashbacks, heated towel rail, electric shaver point, ceiling recessed lighting, extractor fan, obscure glazed window to rear elevation.

### EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway which provides off road parking as well as vehicular access to the garage. The driveway is served by an outside tap and the front of the property is served by outside lighting. Paved access leads to the front entrance door and there is also a small section of lawn to the front and gravelled borders.

### DETACHED GARAGE

18' 3" x 9' 4" (5.56m x 2.84m)

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

### REAR GARDEN

Initially comprising a paved patio area, leading to the remainder which is predominantly laid to lawn with gravelled beds and borders. The garden is enclosed by fencing and enjoys an approximate south westerly facing aspect.

### AGENTS NOTE

An annual service charge of £228.75 is payable to Encore Estate Management Ltd for the upkeep and maintenance of unadopted roads, walkways and communal areas.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

11042025/28958488/HER





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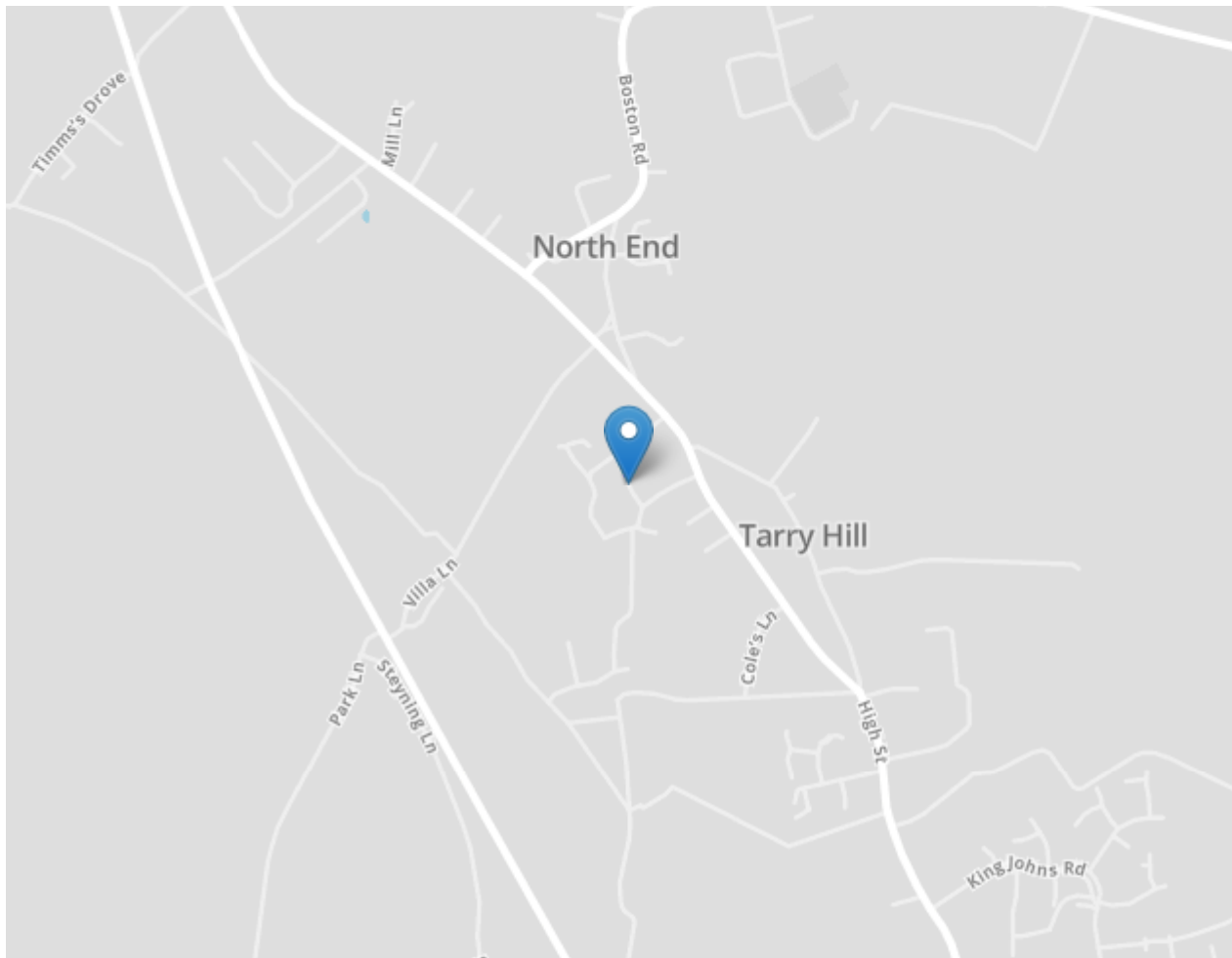
## AGENT'S NOTES

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.

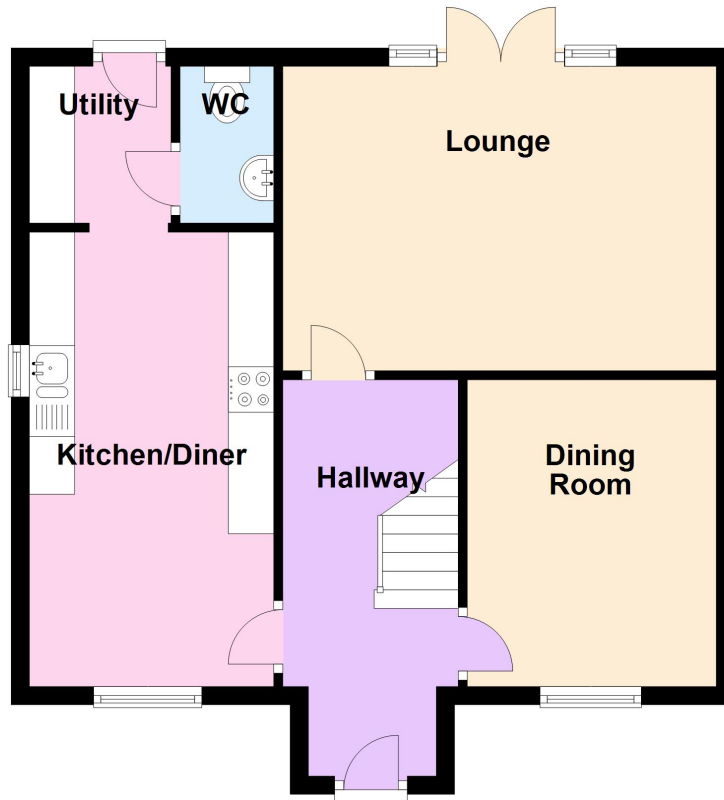


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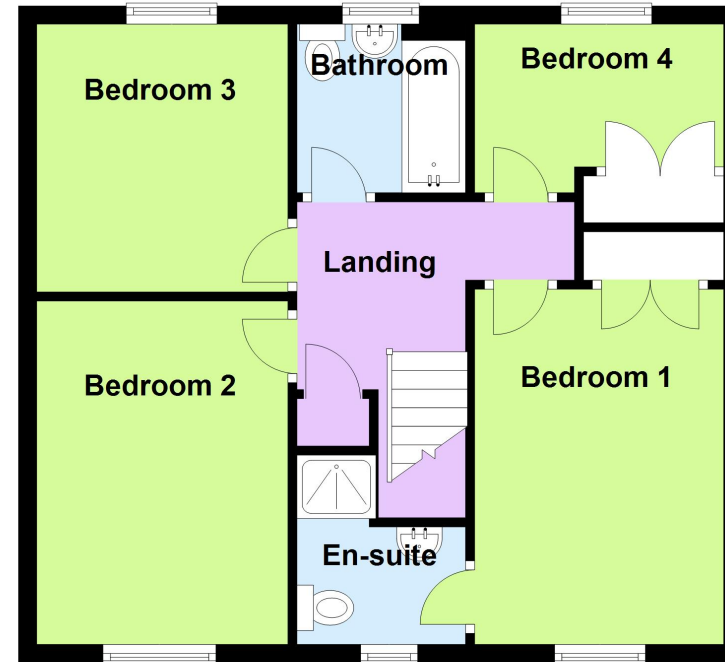
## Ground Floor

Approx. 53.1 sq. metres (571.3 sq. feet)



## First Floor

Approx. 51.9 sq. metres (558.5 sq. feet)



Total area: approx. 105.0 sq. metres (1129.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		