



£249,950

Glen Lodge, Swineshead Road, Frampton Fen, Boston, Lincolnshire PE20 1SG

SHARMAN BURGESS

**Glen Lodge, Swineshead Road, Frampton Fen,
Boston, Lincolnshire PE20 1SG
£249,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having partially obscure glazed front entrance door, staircase leading to the first floor with cupboard beneath providing storage, radiator, ceiling light point and door bell chime.

LIVING ROOM

24' 3" x 17' 4" (7.39m x 5.28m)

Having window to the front aspect, two radiators, coved cornice, three ceiling light points, fireplace with living flame coal effect electric fire and fitted hearth and display surround. Double doors leading to:-



SHARMAN BURGESS





CONSERVATORY

15' 8" x 15' 9" (4.78m x 4.80m)

Being of brick and uPVC double glazed construction with polycarbonate roof. Having French doors leading to the rear garden. The room is served with radiator and ceiling light point.

KITCHEN

12' 5" x 11' 9" (3.78m x 3.58m)

Having roll edge work surfaces with tiled splash backs, inset stainless steel one and half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, low level kick board LED lighting, plumbing for dishwasher, integrated waist height oven and grill, integrated oven and grill, integrated microwave, integrated four ring electric hob with stainless steel fume extractor above. Window to the side aspect, under stairs cupboard providing storage, additional window to the rear aspect, radiator and ceiling light point.

UTILITY/BREAKFAST ROOM

10' 8" x 11' 0" (3.25m x 3.35m)

Having counter top with wall mounted storage units and additional base level units, plumbing for automatic washing machine, space for condensing tumble dryer and space for standard height fridge or freezer. Door to the front aspect,, radiator, ceiling mounted strip light, built in cloak cupboard, further space for American style fridge/freezer, sliding doors leading to the garden.

FIRST FLOOR LANDING

Having window to the side aspect, ceiling light point and access to the loft space. Airing cupboard housing the hot water cylinder and slatted linen shelving within.



**SHARMAN
BURGESS** Est 1996

BEDROOM ONE

14' 3" x 11' 11" (4.34m x 3.63m)

With window to the rear aspect, radiator and ceiling light point.

BEDROOM TWO

14' 2" x 12' 0" (4.32m x 3.66m)

Having window to the front aspect, radiator and ceiling light point.

BEDROOM THREE

10' 2" x 8' 2" (maximum measurement into entrance area and into the stair bulkhead) (3.10m x 2.49m)

Having window to the front aspect, radiator, ceiling light point and built in cupboard over the stair bulk head.

FAMILY BATHROOM

Being fitted with a four piece suite comprising shower cubicle with wall mounted electric shower and fitted shower screen, push button WC, pedestal wash hand basin, corner jacuzzi bath with mixer tap, tiled floor, fully tiled walls, two heated towel rails, recessed ceiling lighting and two obscure glazed windows to the rear aspect.

EXTERIOR

To the front the property benefits from a driveway which provides off road parking and is served with outside lighting. Access to personnel door leading to an outside WC.

To the rear the property benefits from approximately south facing gardens and initially has a raised decked seating area with steps down to the remainder of the garden to where the plot widens providing an area of lawn interspersed with trees and sunken pond. The garden is enclosed with a mixture of fencing and hedging and is served with both hot and cold water and outside lighting. Also within the garden is a timber storage shed an oil tank and floor mounted external oil central heating boiler.

SERVICES

Mains electricity and water are connected to the property. Drainage is to a private Bio unit. The property is served by oil fired central heating

REFERENCE

24072025/29315289/CHA



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

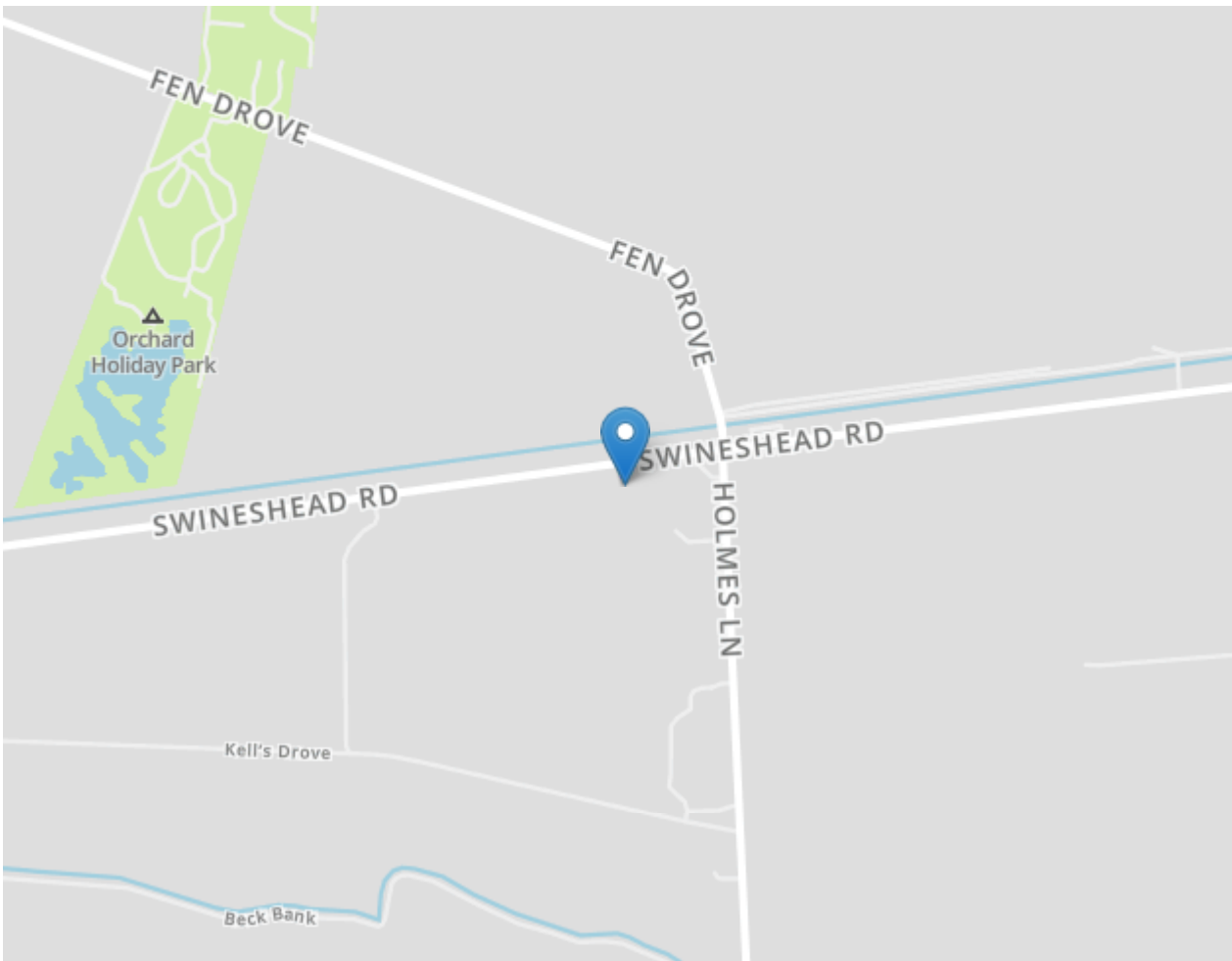
AGENT'S NOTES

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.

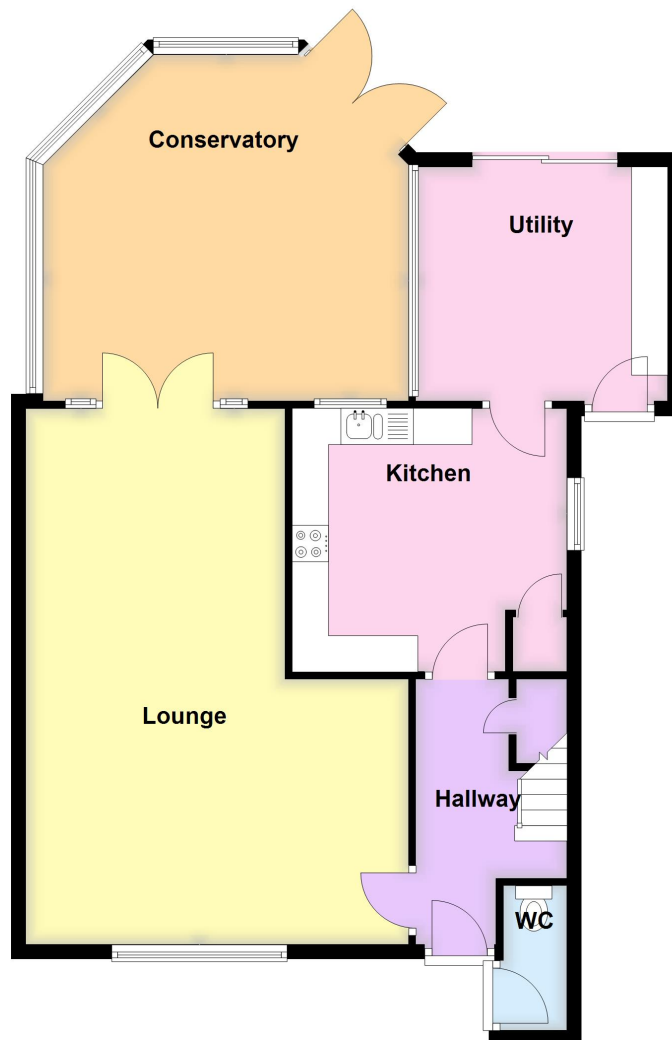
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

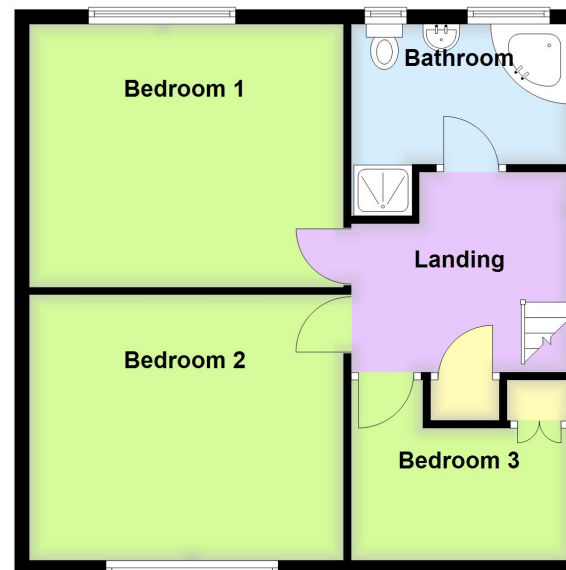
Ground Floor

Approx. 90.2 sq. metres (970.9 sq. feet)



First Floor

Approx. 55.2 sq. metres (593.7 sq. feet)



Total area: approx. 145.4 sq. metres (1564.6 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	