



**£210,000**

Pensilva, South Street, Swineshead, Boston, Lincolnshire PE20 3JG

**SHARMAN BURGESS**



**Pensilva, South Street, Swineshead, Boston,  
Lincolnshire PE20 3JG  
£210,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially obscure glazed front entrance door, electric night storage radiator, coved cornice, ceiling light point, telephone point, access to roof space, wall mounted door chime, airing cupboard housing the hot water cylinder and slatted linen shelving within.

**LOUNGE**

12' 6" (maximum measurement) x 11' 7" (maximum measurement) (3.81m x 3.53m)

Having window to front aspect, electric night storage radiator, coved cornice, ceiling light point, fireplace with electric fire, TV aerial point.

An extended two bedroomed detached bungalow situated on a generous sized plot with both a large driveway and good sized, well presented garden to the rear. Accommodation comprises an entrance hall, two double bedrooms, refitted shower room, kitchen, lounge and dining room extension. Further benefits include a driveway, garage and uPVC double glazing throughout the main bungalow but excluding the garage personnel door. The property is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**





### KITCHEN

11' 5" (maximum measurement) x 9' 4" (maximum measurement) (3.48m x 2.84m)

Having roll edge work surfaces, tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units, matching eye level wall units with corner display shelving, integrated oven, four ring electric hob with fume extractor above, plumbing for automatic washing machine, space for twin height fridge freezer, window to side aspect, coved cornice, ceiling light point.

### DINING ROOM

10' 7" (maximum measurement) x 10' 4" (maximum measurement) (3.23m x 3.15m)

Having window to rear aspect, obscure glazed entrance door, door to rear entrance porch, electric night storage radiator, ceiling light point.

### SIDE ENTRANCE PORCH

With sliding obscure glazed doors leading to the driveway, further slimline door leading to the rear garden.

### BEDROOM ONE

11' 7" (maximum measurement) x 11' 3" (maximum measurement) (3.53m x 3.43m)

Having window to front aspect, wall mounted electric heater, coved cornice, ceiling light point, fitted bedroom furniture comprising wardrobes and chest of drawers.



**SHARMAN  
BURGESS** Est 1996



## BEDROOM TWO

10' 7" x 9' 7" (3.23m x 2.92m)

Having window to rear aspect, wall mounted electric heater, coved cornice, ceiling light point.

## SHOWER ROOM

Having been refitted and comprising a push button WC, wash hand basin with vanity unit beneath and mixer tap, double shower area with wall mounted electric shower and fitted shower screen. Obscure glazed window to rear aspect, coved cornice, ceiling light point, electric shaver point.

## EXTERIOR

To the front, the property is approached over a dropped kerb leading to a large gravelled driveway providing ample off road parking and hardstanding for numerous vehicles. The front garden is predominantly laid to low maintenance gravelled areas with paved sections and a feature circular paved section to the centre. The driveway continues to the right hand side of the bungalow and provides vehicular access to the garage.

## GARAGE

15' 9" (maximum measurement) x 9' 7" (maximum measurement) (4.80m x 2.92m)

Having up and over door, personnel door to rear garden, served by power and lighting.

The property benefits from a well presented and good sized rear garden which initially comprises a paved patio seating area proving entertaining space. The garden continues to three areas of lawn with mature flower and shrub borders. The garden is enclosed to the majority by a mixture of fencing and hedging and is served by external tap and lighting. The garden houses a timber shed which is to be included within the sale.

## SERVICES

Mains water, electricity and drainage are connected to the property.

## REFERENCE

26981030/01122023/TAY





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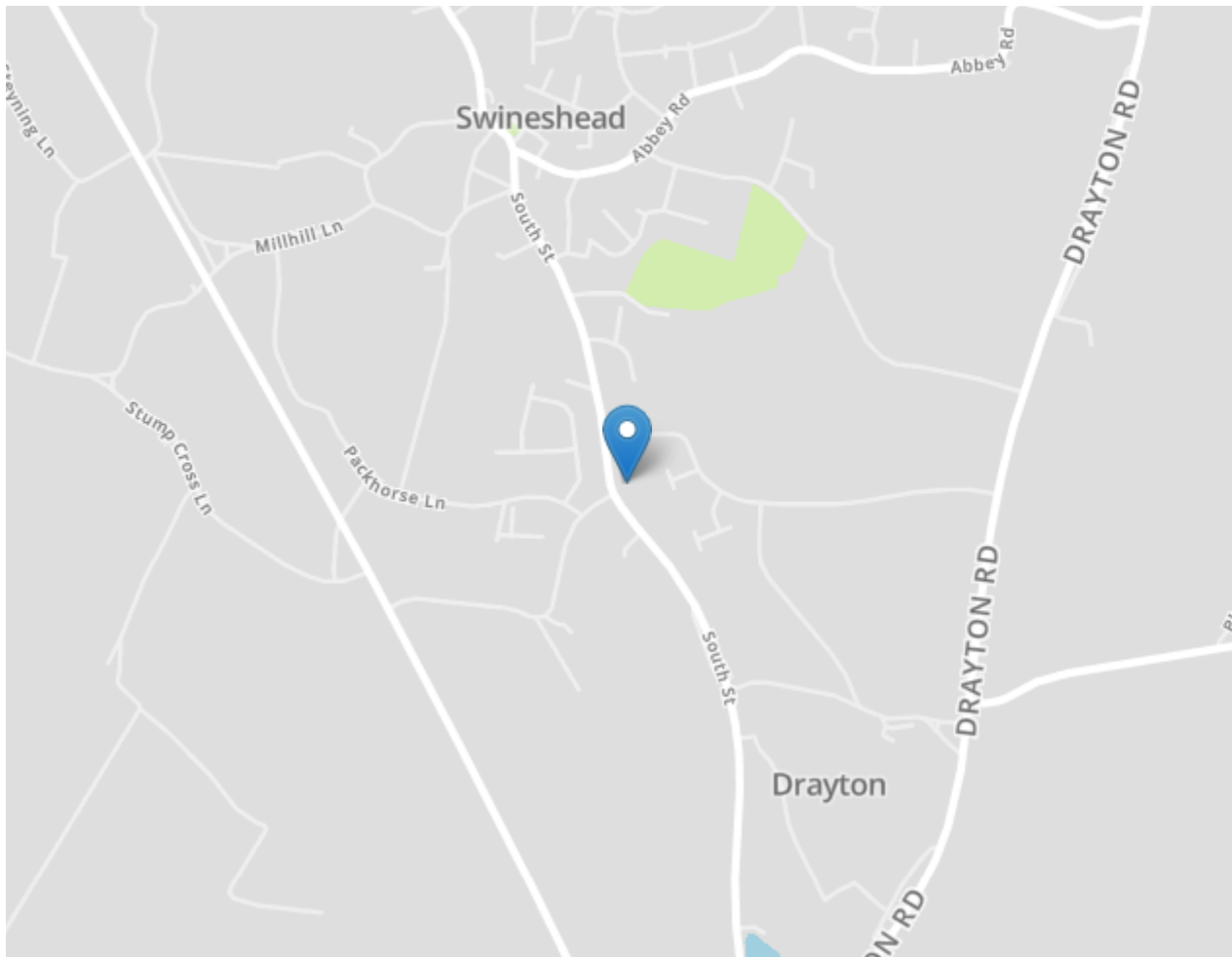
## AGENT'S NOTES

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.

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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. 87.5 sq. metres (941.8 sq. feet)



Total area: approx. 87.5 sq. metres (941.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC