



**£199,950**

27 King Johns Road, Swineshead, Boston, Lincolnshire PE20 3NR

**SHARMAN BURGESS**

**27 King Johns Road, Swineshead, Boston,  
Lincolnshire PE20 3NR  
£199,950 Freehold**

**ACCOMMODATION**

**ENTRANCE LOBBY**

Having partially obscure glazed front entrance door, window to side aspect with fitted vertical blind, tiled floor, radiator, wall mounted coat hooks, wall mounted electric consumer unit, modern LED ceiling light fitting, wall mounted Worcester gas central heating boiler.

**LOUNGE**

13' 4" (maximum) x 12' 4" (4.06m x 3.76m)

Having feature bay window to front aspect with fitted vertical blind, radiator, modern LED ceiling light fitting, wall mounted Hive central heating thermostat, TV aerial point, fireplace with fitted inset and hearth and electric fire with remote control.

Having formerly been a two bedroomed detached bungalow, this extremely well presented property has been reconfigured to provide fantastic living space. The accommodation comprises entrance lobby, lounge, inner hallway, kitchen, dining room/former bedroom two, conservatory, bedroom one and a wet room. The bungalow has been refurbished and improved throughout and has many benefits including uPVC double glazing, gas central heating (modern Worcester central heating boiler), detached garage to the rear, a low maintenance rear garden, overlooking a village green and offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**



#### INNER HALLWAY

Having a ceiling light point and access to roof space.

#### KITCHEN

9' 2" x 9' 0" (2.79m x 2.74m)

Having a well appointed and modern kitchen comprising counter tops with inset one and a half bowl sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for a standard height fridge or freezer, plumbing for automatic washing machine, integrated Neff oven and grill with hide and slide door, four ring induction hob and illuminated fume extractor above, tiled floor, radiator, four low voltage fitted downlights to ceiling, window to side aspect with fitted vertical blind, obscure glazed door side entrance door.

#### DINING ROOM/FORMER BEDROOM TWO

10' 6" x 9' 0" (3.20m x 2.74m)

Having radiator, modern LED ceiling light fitting, glazed door with fitted vertical blind leading to:-

#### CONSERVATORY

10' 0" x 7' 7" (3.05m x 2.31m)

Of brick and uPVC double glazed construction with a polycarbonate roof. Having French doors leading to the rear garden with external sloped concrete ramp.

#### BEDROOM ONE

13' 5" (maximum including fitted wardrobes) x 9' 3" (4.09m x 2.82m)

Having a window to the rear aspect with fitted vertical blind, radiator, coved cornice, modern LED ceiling light fitting, refitted wardrobes with hanging rails and shelving within, two fitted bedside cabinets, built-in chest of drawers.



**SHARMAN  
BURGESS** Est 1996

### WET ROOM

Having a wall mounted mains fed shower with hand held shower attachment, push button WC, pedestal wash hand basin with mixer tap, tiled floor, fully tiled walls, shaver point, extractor fan, ceiling light point, obscure glazed window, heated towel rail.

### EXTERIOR

To the front and side of the bungalow are well maintained shrub and gravelled borders with a pathway with sloped concrete ramp leading to the front entrance door. Side gated access leads to the rear garden. The driveway is accessed over a dropped kerb to the rear of the property and provides off road parking and vehicular access to the:-

### DETACHED GARAGE

16' 8" x 8' 10" (5.08m x 2.69m)

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

### REAR GARDEN

The low maintenance rear garden is fully enclosed by a mixture of wall and fencing. There are two raised flower beds and a timber shed which is to be included within the sale. The garden is also served by outside lighting.

### AGENT'S NOTE

Prospective purchasers should be aware that the bungalow was built as a two bedroomed detached bungalow and continues to have the same square metre/footage and could easily be returned to being two bedrooms with a small amount of stud walling and a doorway. The property has undergone improvements to accommodate disabled access in the form of sloped concrete access ramps to external doors and the widening of internal doors.

### SERVICES

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

### REFERENCE

04102024/28292094/BEA



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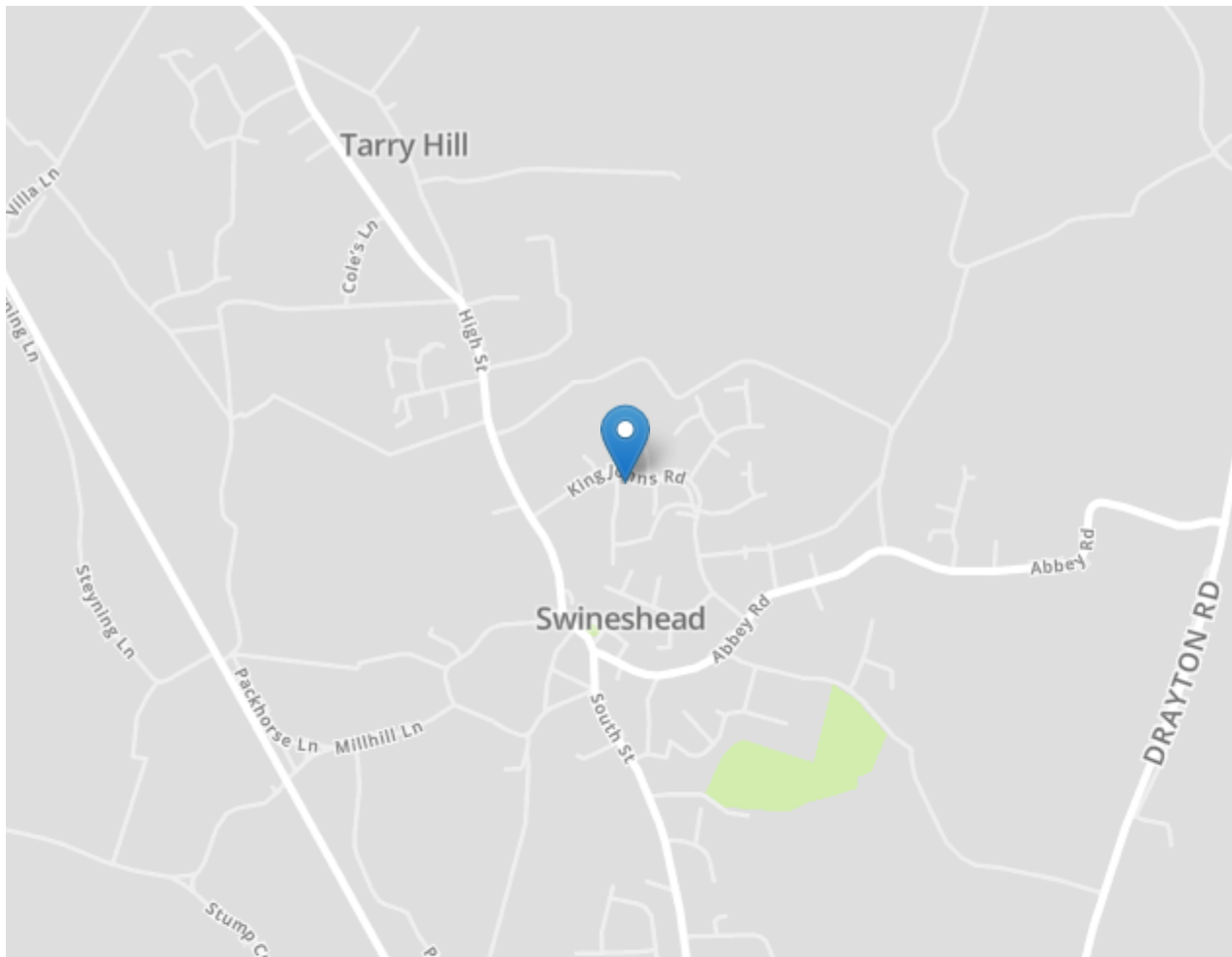
## AGENT'S NOTES

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.

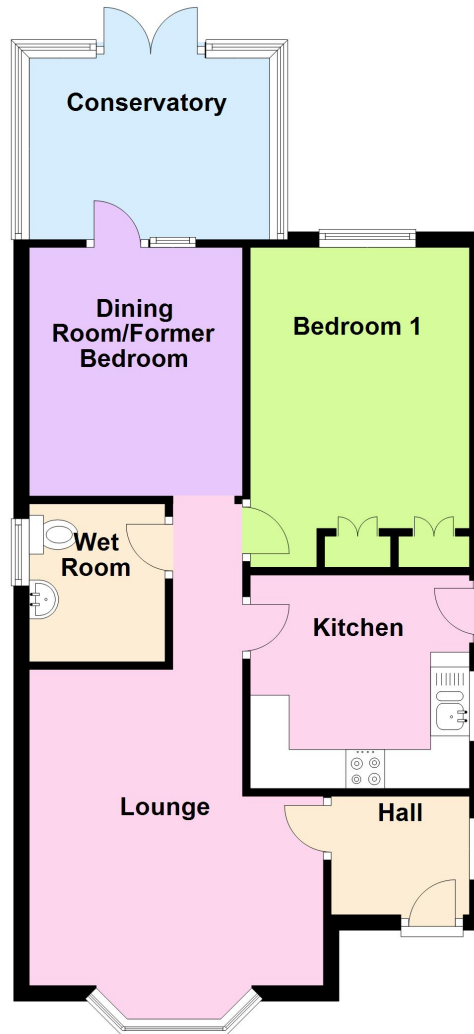
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

## Ground Floor

Approx. 59.8 sq. metres (644.0 sq. feet)



Total area: approx. 59.8 sq. metres (644.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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