



**£337,500**

Wrenwood, 26b, Villa Walk, Swineshead, Boston, Lincolnshire PE20 3FE

**SHARMAN BURGESS**

**Wrenwood, 26b, Villa Walk, Swineshead,  
Boston, Lincolnshire PE20 3FE  
£337,500 Freehold**

**ACCOMMODATION**

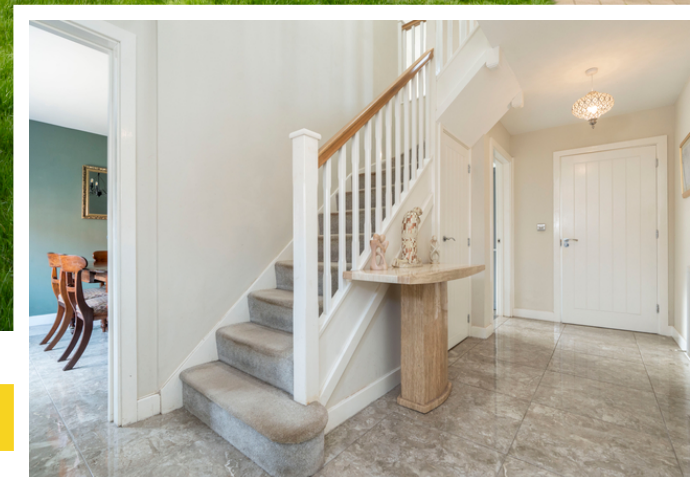
**ENTRANCE HALL**

Having a partially obscure glazed front entrance door, tiled floor, radiator, two ceiling light points, wall mounted central heating thermostat, under stairs storage cupboard with hanging rail within.

**GROUND FLOOR CLOAKROOM**

Being fitted with a two piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, push button WC, tiled floor matching that of the entrance hall, radiator, obscure glazed window, ceiling light point.

A large and impressive modern detached home with south westerly facing rear garden, including a range of enhanced specifications making the property a fantastic family home. Accommodation comprises an entrance hall, ground floor cloakroom, generous lounge, separate dining room, large living kitchen with breakfast bar and dining area together with a range of integrated appliances, utility room, four large double bedrooms arranged off the first floor landing, en-suite shower rooms to bedrooms one and two and a further four piece family bathroom. Further benefits include a good sized block paved driveway, double garage and enclosed garden to the rear. The property is offered for sale with NO ONWARD CHAIN.



**SHARMAN BURGESS**

### LOUNGE

22' 5" (maximum) x 11' 6" (maximum) (6.83m x 3.51m)  
Having window to front aspect, double doors to rear aspect leading to the garden, two radiators, two ceiling light points, TV aerial point.

### DINING ROOM

12' 0" x 9' 9" (3.66m x 2.97m)  
Having tiled floor matching that of the entrance hall, window to front aspect, radiator, ceiling light point, wall mounted electric fuse box, telephone point.

### LIVING KITCHEN

21' 6" (maximum) x 14' 7" (6.55m x 4.45m)  
An extremely well appointed fitted kitchen combining cooking area, breakfast bar and dining area comprising counter tops with matching upstands and window sill, integrated one and a half bowl sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting. Integrated appliances including twin waist height ovens and grills, microwave, fridge and freezer and dishwasher, furthermore the central island houses an integrated gas five ring hob with ceiling mounted illuminated fume extractor above. Wood effect tiled floor, two radiators, ceiling recessed lighting with additional light point to the dining area, dual aspect windows, double doors leading out to the patio area.



**SHARMAN  
BURGESS** Est 1996

### UTILITY ROOM

Having counter tops matching those in the kitchen, inset stainless steel sink with mixer tap, base level storage unit, plumbing for automatic washing machine, space for condensing tumble dryer, wall mounted unit housing the Worcester gas central heating boiler, wood effect tiled floor matching that of the kitchen, radiator, ceiling light point, extractor fan, obscure glazed door to rear aspect.

### FIRST FLOOR LANDING

Having access to roof space, two ceiling light points, Velux light tunnel, airing cupboard housing the hot water cylinder.

### BEDROOM ONE

18' 4" (maximum taken into entrance area) x 14' 7" (maximum) (5.59m x 4.45m)

Having dual aspect windows, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within, wall mounted central heating thermostat.

### EN-SUITE SHOWER ROOM

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

### BEDROOM TWO

11' 6" (maximum) x 11' 0" (maximum) (3.51m x 3.35m)  
Having window to front aspect, radiator, ceiling light point.





### EN-SUITE SHOWER ROOM

Having double shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, push button WC, pedestal wash hand basin with mixer tap and tiled splashback, heated towel rail, electric shaver point, extractor fan, ceiling recessed lighting, obscure glazed window to front aspect.

### BEDROOM THREE

12' 5" (maximum into recess) x 12' 3" (3.78m x 3.73m)  
Having window to front aspect, radiator, ceiling light point.

### BEDROOM FOUR

11' 0" x 11' 8" (3.35m x 3.56m)  
Currently used as and office and having window to rear aspect, radiator, ceiling light point.

### FAMILY BATHROOM

Being fitted with a four piece suite comprising shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, push button WC, pedestal wash hand basin with mixer tap and tiled splashback, panelled bath with mixer tap and tiled splashback, obscure glazed window to rear aspect, heated towel rail, electric shaver point, ceiling recessed lighting, extractor fan.

### EXTERIOR

The property has paved access leading to the front entrance door. A dropped kerb leads to the large block paved driveway situated to the left hand side of the property which provides ample off road parking as well as vehicular access to the: -



**SHARMAN  
BURGESS** Est 1996

### DOUBLE GARAGE

18' 3" x 18' 5" (5.56m x 5.61m)

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

The rear garden enjoys an approximate south westerly facing aspect, initially comprising a patio area providing entertaining space and leading to the remainder which is predominantly laid to lawn with flower and shrub borders. To the rear of the garage is a hardstanding area leading to a lean-to greenhouse. The garden is fully enclosed and served by external tap, lighting and power.

### AGENTS NOTE

Prospective purchasers should be aware that there is an annual service charge made payable to Encore Estates for the upkeep and maintenance of unadopted roads, walkways and communal areas. As of January 2024 this amounts to £234.59 for the year.

### SERVICES

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

### REFERENCE

27022024/27336782/GRI



**SHARMAN  
BURGESS** Est 1996

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](http://www.yellowfinancial.co.uk)**

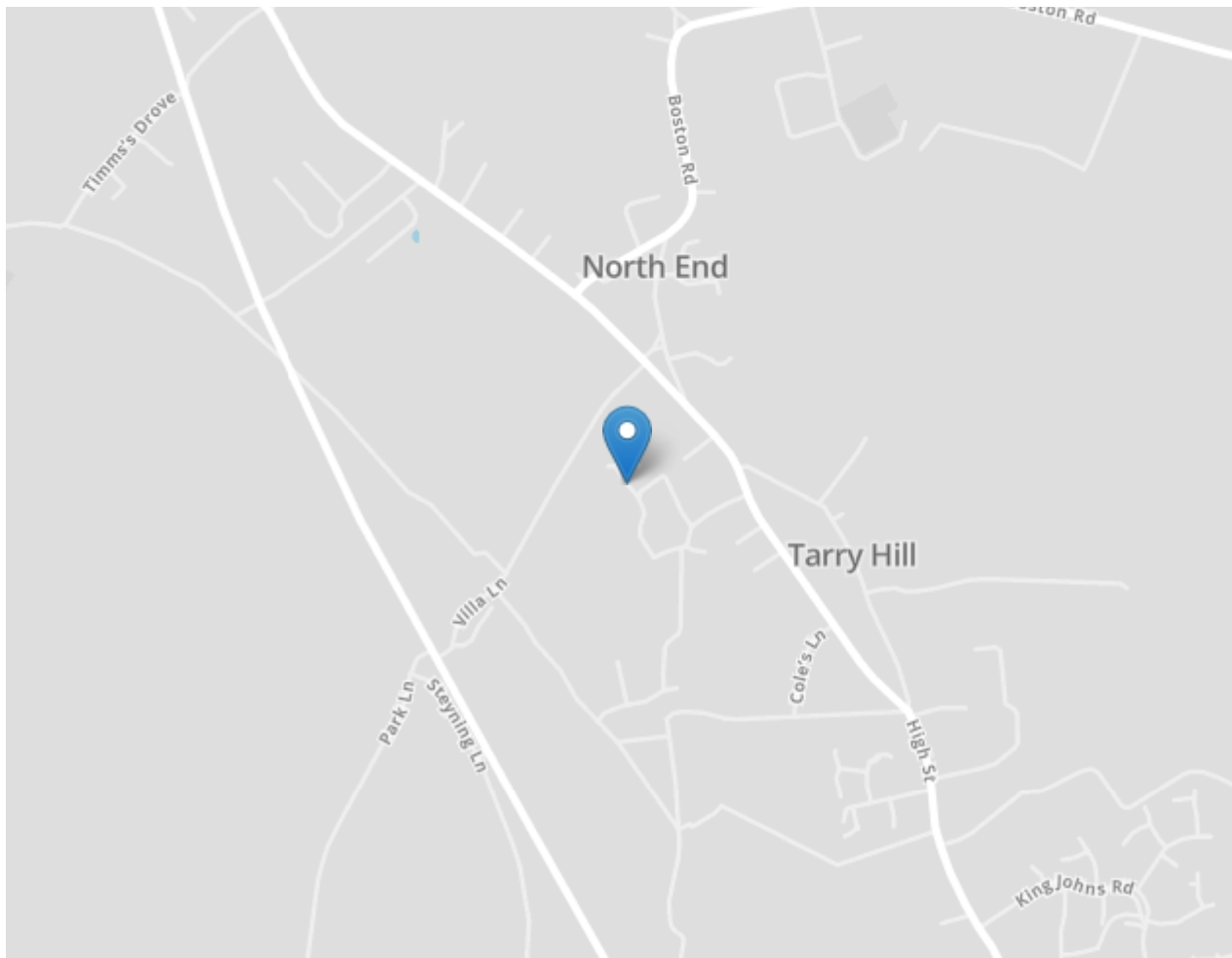
## AGENT'S NOTES

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.

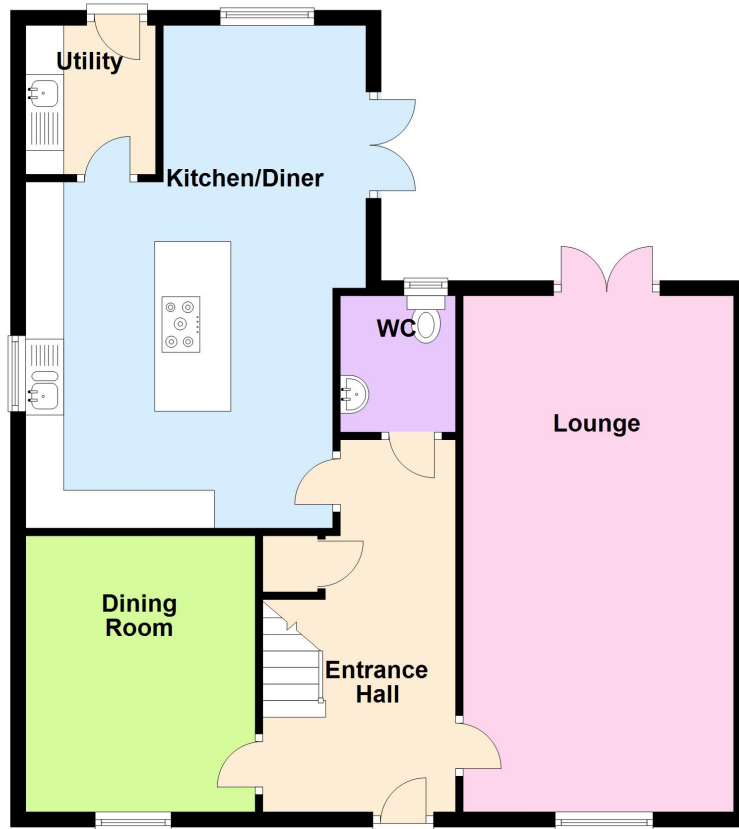
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

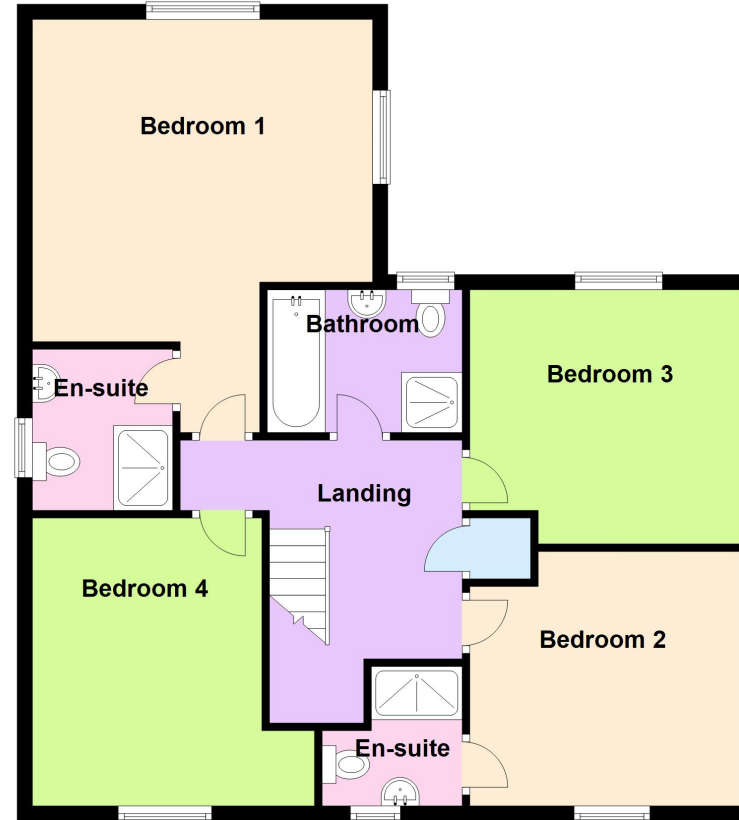
### Ground Floor

Approx. 79.5 sq. metres (856.1 sq. feet)



### First Floor

Approx. 79.4 sq. metres (854.6 sq. feet)



Total area: approx. 158.9 sq. metres (1710.6 sq. feet)



t: 01205 361161  
 e: sales@sharmanburgess.com  
 www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	91
(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>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			