



£295,000

1 Hubba Crescent, Swineshead, Boston, Lincolnshire PE20 3JT

SHARMAN BURGESS

**1 Hubba Crescent, Swineshead, Boston,
Lincolnshire PE20 3JT
£295,000 Freehold**

ACCOMMODATION

FRONT STORM PORCH

Providing a covered front entrance way served by exterior lighting and with uPVC double glazed front entrance door leading to: -

ENTRANCE HALL

Having radiator, telephone point, smoke alarm, door chimes, digital central heating programmer, built-in storage cupboards, staircase leading off.

OPEN PLAN L-SHAPED LOUNGE DINER

22' 2" (maximum) x 17' 2" (maximum) (6.76m x 5.23m)

Featuring an ornamental stone fireplace with display plinths, TV aerial point, two radiators, serving hatch from kitchen, two sets of sealed unit double glazed sliding patio doors leading to: -

Offered for sale with NO ONWARD CHAIN is this good sized four double bed roomed detached family house occupying a large established corner plot on the edge of this popular village. Accommodation comprises an entrance hall, open plan L-shaped lounge diner, conservatory, study, kitchen, downstairs shower room and family bathroom. Gas central heating and uPVC double glazed windows and doors. Tandem garage. Would benefit from some modernisation, however, offering great potential.



SHARMAN BURGESS



CONSERVATORY

11' 11" x 9' 11" (maximum) (3.63m x 3.02m)

Of brick construction with uPVC double glazed windows and French doors leading to the rear garden, having two wall light points, ceiling fan incorporating electric light.

STUDY

8' 11" x 7' 8" (2.72m x 2.34m)

Having radiator, telephone point.

KITCHEN

14' 5" x 8' 11" (4.39m x 2.72m)

Having fully tiled walls and being fitted with a range of units, comprising double drainer stainless steel sink unit with cupboards beneath, adjacent work surfaces with storage cupboards and drawers beneath together with matching wall mounted cupboards, breakfast bar, gas cooker point, radiator, vinyl floor covering, serving hatch to dining area, plumbing for dishwasher, uPVC double glazed rear entrance door, further door to: -

SIDE ENTRANCE HALL

With uPVC double glazed entrance door to the front and integral personnel door to garage.

SHOWER ROOM

Having fully tiled walls with tiled floor and being fitted with a white suite comprising quadrant shower cubicle with built-in mixer shower, pedestal hand basin, dual flush WC.

STAIRS & LANDING

Having built-in cupboard housing the Worcester wall mounted gas central heating boiler, access to a partially boarded roof space with electric light and foldaway ladder.

BEDROOM ONE (FRONT)

15' 1" x 11' 2" (maximum) (4.60m x 3.40m)

Having radiator, built-in double doored wardrobe.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO (FRONT)

12' 11" x 12' 11" (maximum) (3.94m x 3.94m)

Having radiator, TV aerial point, built-in wardrobe.

BEDROOM THREE (REAR)

13' 0" x 9' 0" (3.96m x 2.74m)

Having radiator, built-in double doored wardrobe.

BEDROOM FOUR (REAR)

9' 10" x 9' 5" (3.00m x 2.87m)

Having radiator, built-in double doored wardrobe.

BATHROOM

6' 5" x 5' 10" (1.96m x 1.78m)

Having fully tiled walls and being fitted with a coloured suite comprising bath with built-in mixer shower over and fitted splash screen, pedestal hand basin, WC, radiator.

EXTERIOR

The property occupies a large established corner plot with views to the rear over farmland and is approached over a block paved driveway with reversing bay providing parking space for several vehicles as well as access to the garage. The gardens are principally laid to lawn with shaped border stocked with a variety of plants and shrubs together with a variety of specimen trees.

INTEGRAL TANDEM GARAGE

25' 8" x 9' 1" (7.82m x 2.77m)

Having up and over door, plumbing for automatic washing machine, power points and lighting, partially boarded roof space with electric light, integral personnel door.

A side gate to the right hand side provides access to a paved area served by exterior lighting, beyond which extend rear gardens which are again principally laid to lawn, incorporating a variety of trees with flower and shrub borders and beds, served by exterior lighting, an external power point and cold water tap.

ALUMINIUM FRAMED GREENHOUSE

SERVICES

Mains water, electricity, gas and drainage are connected to the property. A gas central heating system is installed and the property is fitted with uPVC double glazed windows and doors together with PVC fascias.

REFERENCE

30012024/27219519/SPE



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

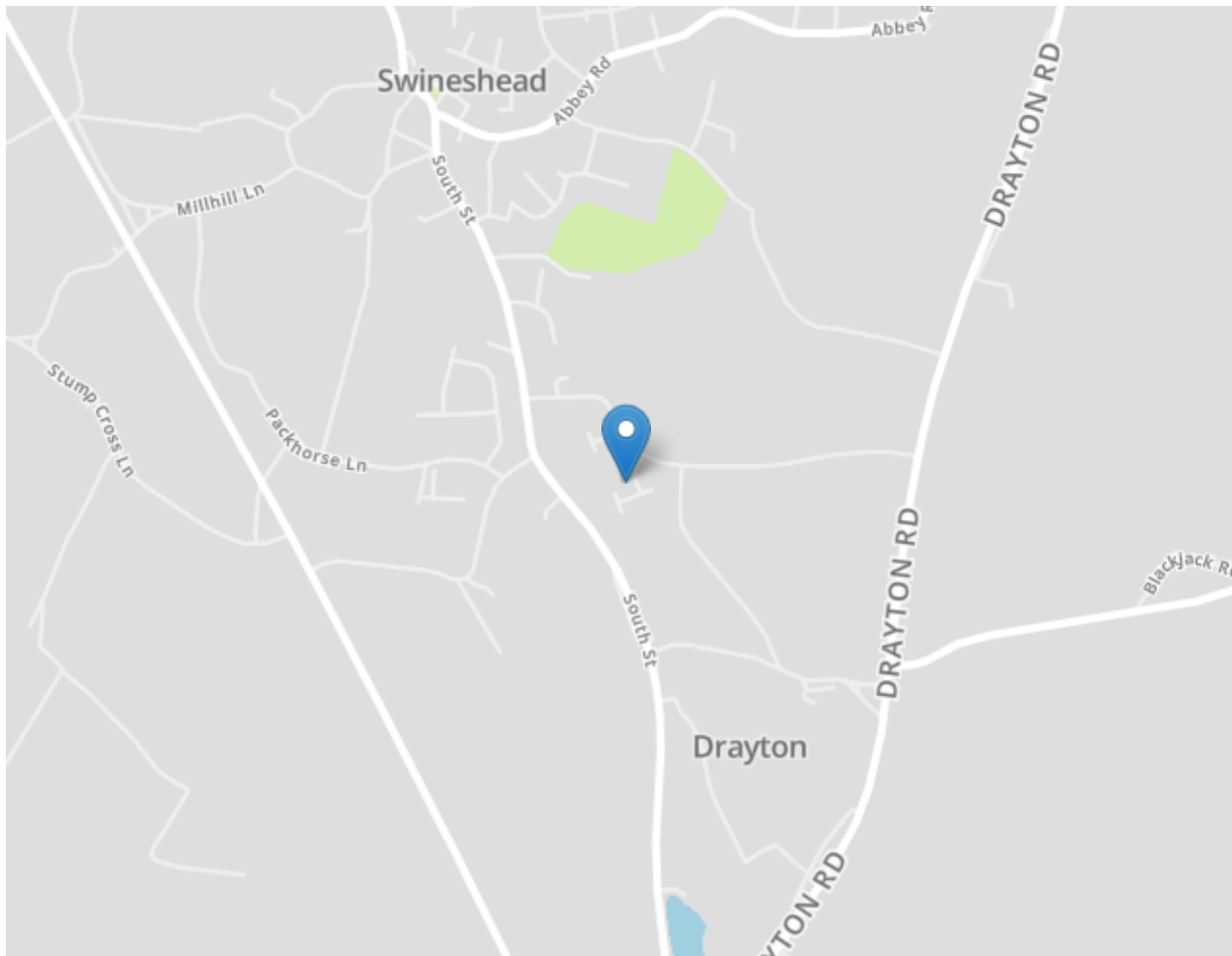
AGENT'S NOTES

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.

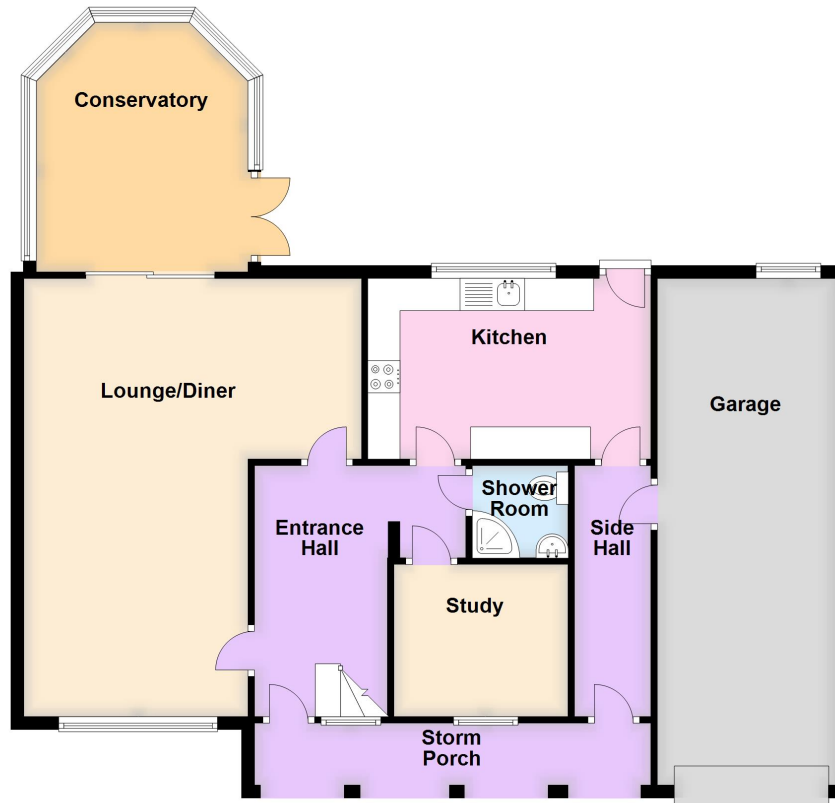
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

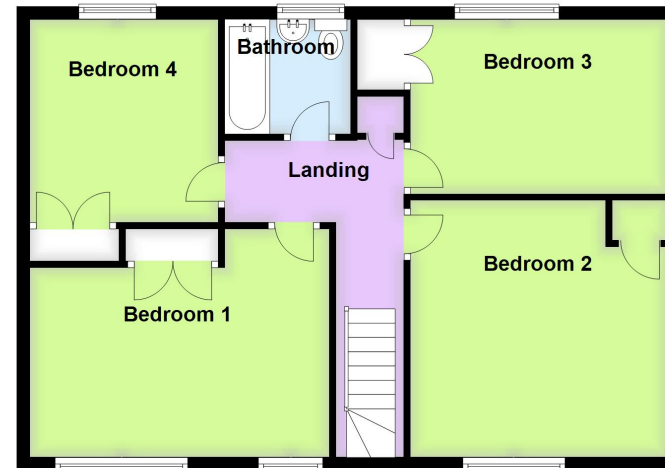
Ground Floor

Approx. 107.0 sq. metres (1152.1 sq. feet)



First Floor

Approx. 66.7 sq. metres (717.6 sq. feet)



Total area: approx. 173.7 sq. metres (1869.7 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		95
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	