



SHARMAN  
BURGESS  
FOR SALE  
01205 361161

**£399,950**

The Lodge, Steyning Lane, Swineshead, Boston, Lincolnshire PE20 3HZ

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Boston, Lincolnshire PE20 3HZ  
£399,950 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having partially obscure glazed front entrance door with obscure glazed windows to either side, coved cornice, ceiling light point, further obscure glazed door through to: -

**ENTRANCE HALL**

Having radiator, coved cornice, return staircase rising to first floor, telephone point.

A detached property with great kerb appeal situated on a large plot in the highly sought after village of Swineshead offering good sized living accommodation and a double garage. The accommodation is flexible in nature and comprises an entrance porch, entrance hall, spacious lounge with multi fuel burner, dining room, kitchen, utility room, conservatory, ground floor cloakroom, four double bedrooms arranged over two floors, with ground floor bedroom four making an ideal office/studio. Bedroom one benefits from a dressing room. Further benefits include uPVC double glazing (excluding garage window), gas central heating, well maintained gardens, driveway and aforementioned double garage.



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### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath and tiled splashback, radiator, coved cornice, ceiling light point, extractor fan.

### LOUNGE

28' 1" (maximum into bay window) x 15' 0" (maximum including chimney breast) (8.56m x 4.57m)

A spacious room with feature bay window to front elevation, French doors leading to the rear garden, two radiators, coved cornice, ceiling light point, additional wall light point, TV aerial point, feature fitted multi fuel burner with tiled hearth and display mantle above. Archway through to: -

### DINING ROOM

10' 0" x 11' 2" (3.05m x 3.40m)

Also accessed from the entrance hall. Having window to rear elevation, radiator, coved cornice, ceiling light point.

### KITCHEN

13' 10" x 11' 0" (4.22m x 3.35m)

Having roll edge work surfaces with tiled splashbacks, inset ceramic one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting and glazed display cabinets, integrated appliances including waist height double oven and grill, four ring electric hob with fume extractor above, integrated dishwasher, space for twin height fridge freezer, two sets of ceiling light points, radiator, window to rear elevation, obscure glazed rear



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#### UTILITY ROOM

9' 6" x 5' 6" (2.90m x 1.68m)

Having roll edge work surface with stainless steel one and a half bowl sink and drainer unit with mixer tap and base level storage unit beneath and space for condensing tumble dryer, radiator, ceiling light point, glazed door leading to the garden, personnel door to garage.

#### CONSERVATORY

14' 0" x 7' 7" (4.27m x 2.31m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having tiled floor, door to exterior, served by power and lighting.

#### GROUND FLOOR BEDROOM FOUR/OFFICE

12' 0" (into bay window) x 14' 0" (3.66m x 4.27m)

Having feature bay window to front elevation, radiator, coved cornice, ceiling light point.

#### FIRST FLOOR LANDING

Having window to front elevation, radiator, ceiling light point.

#### BEDROOM ONE

15' 0" x 15' 0" (maximum with reduced head height and taken into recess) (4.57m x 4.57m)

Having window to side elevation, radiator, ceiling light point, built-in wardrobes with hanging rails and shelving within and overhead storage above.



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### DRESSING ROOM

9' 0" x 6' 0" (2.74m x 1.83m)

Having window to rear elevation, radiator, ceiling light point, built-in storage. In the agents opinion and subject to any necessary planning permissions or consents, this particular space could also make an ideal en-suite.

### BEDROOM TWO

14' 0" x 12' 0" (maximum with reduced head height and taken into recess) (4.27m x 3.66m)

Having window to rear elevation, radiator, ceiling fan light, built-in wardrobes with hanging rails and shelving within, access to loft space.

### BEDROOM THREE

11' 8" (maximum) x 8' 10" (maximum) (3.56m x 2.69m)

Having window to rear elevation, radiator, ceiling light point, built-in walk-in wardrobe with hanging rail and shelving within.

### FAMILY BATHROOM

Having panelled bath with mixer tap and wall mounted mains fed shower above, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, obscure glazed window, ceiling light point, fully tiled walls, airing cupboard with shelving within.

### EXTERIOR

The property is accessed over a large tarmac driveway which provides ample off road parking and hardstanding for numerous vehicles. The front garden is predominantly laid to lawn with mature flower and shrub borders. The driveway also provides access to the: -



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### DOUBLE GARAGE

18' 6" x 19' 9" (5.64m x 6.02m)

Having up and over door, served by power and lighting, window to side elevation, wall mounted Baxi combination gas central heating boiler.

### REAR GARDEN

Being well maintained and initially comprising a paved patio seating area with low level wall and step down to the remainder of the garden. By the conservatory is an additional paved patio seating area providing entertaining space and a sunken pond with aquatic plants, pump and rockery with a range of plants set within. The garden continues to a large section of lawn flanked on either side by mature flower and shrub borders and hedging to either side. A low level wall and rose archway leads to the rear section of garden which has been used for the cultivation of fruit and vegetables and houses a greenhouse on a concrete base, vegetable patch including fruit canes and a timber summerhouse with covered veranda, double doors and seating area within. The gardens are enclosed by a mixture of fencing and hedging and served by external tap and lighting. The garden also houses two timber garden sheds.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

17092025/29511001/MAR



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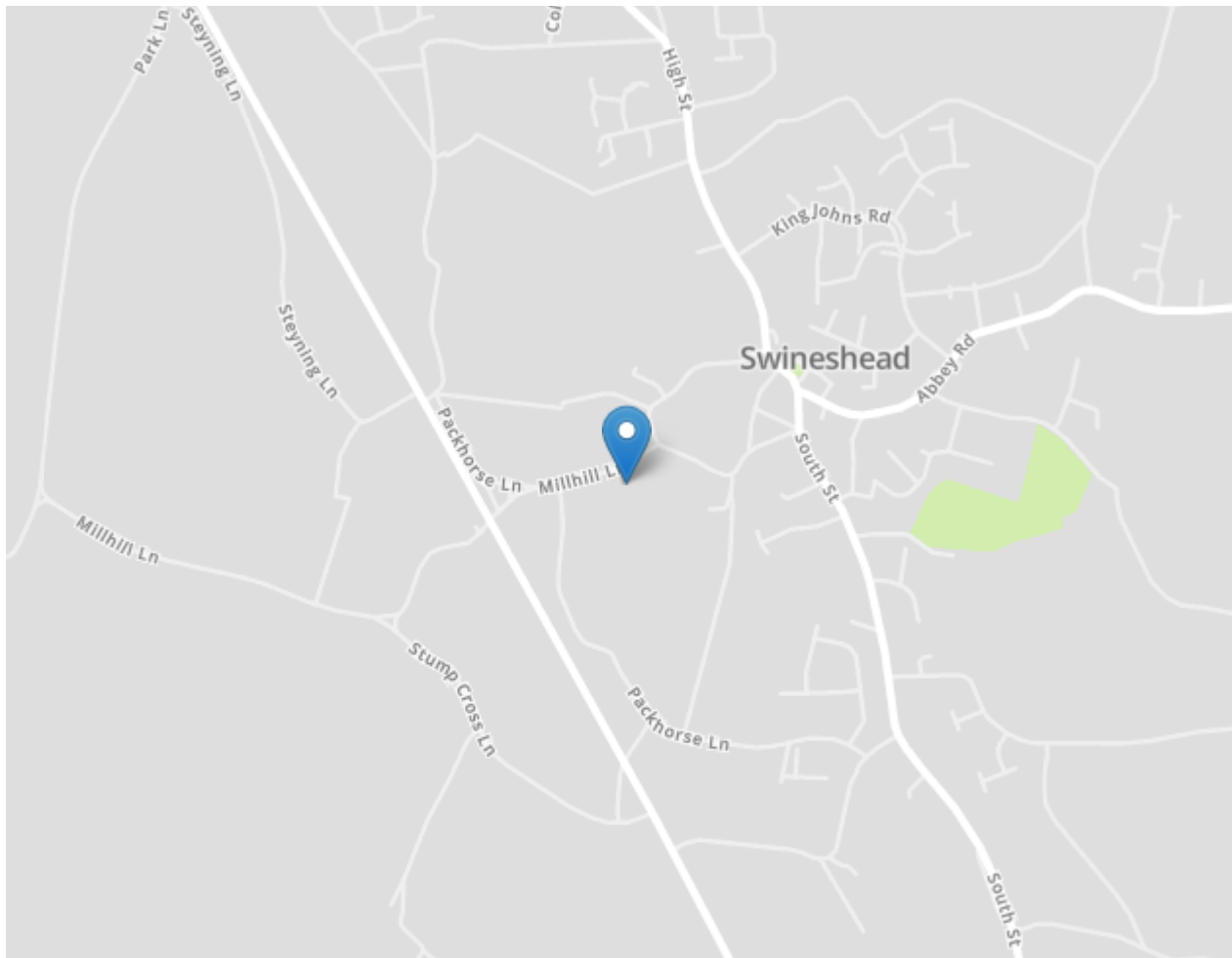
## AGENT'S NOTES

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.

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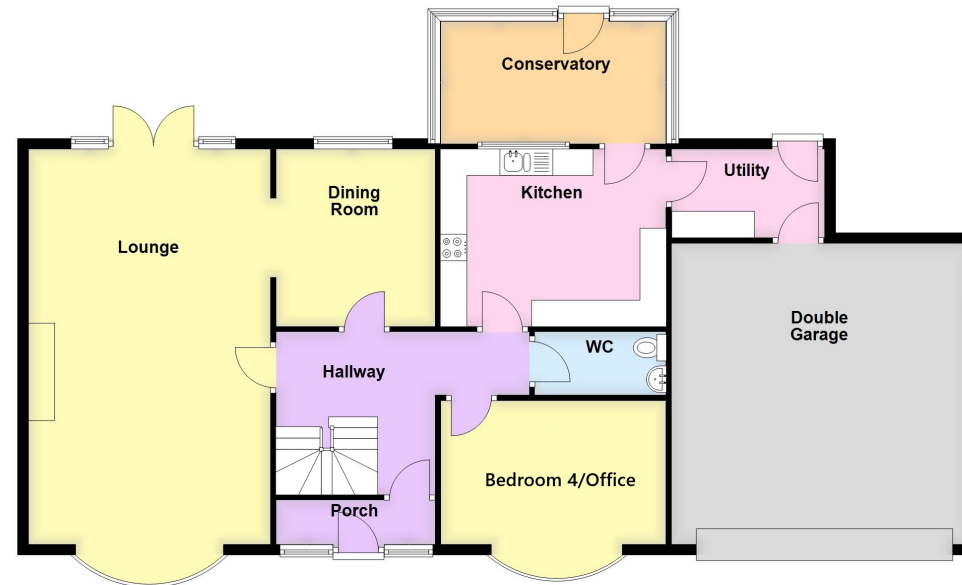
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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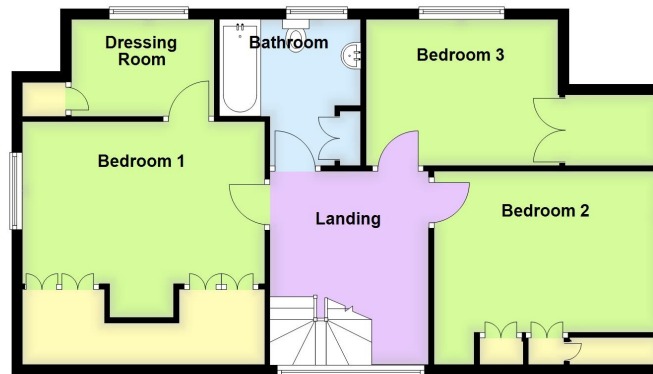
### Ground Floor

Approx. 138.5 sq. metres (1491.1 sq. feet)



### First Floor

Approx. 74.4 sq. metres (801.4 sq. feet)



Total area: approx. 213.0 sq. metres (2292.4 sq. feet)

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