



**£249,995**

27 Monks Road, Swineshead, Boston, Lincolnshire PE20 3EL

**SHARMAN BURGESS**

**27 Monks Road, Swineshead, Boston,  
Lincolnshire PE20 3EL  
£249,995 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

With a pair of uPVC double glazed entrance doors and further uPVC double glazed door leading to: -

**L-SHAPED ENTRANCE HALL**

Having radiator, telephone point, built-in double doored airing cupboard, digital central heating programmer, access to roof space with foldaway ladder and electric light.

Situated at the bottom of a cul-de-sac, within easy walking distance of the centre of this popular village is this modern, three bedroomed detached bungalow, having recently undergone a scheme of refurbishment work to include refitting of the kitchen, bathroom and en-suite, complete internal redecoration and the fitting of a new central heating boiler in addition to all new floor coverings. The property is offered in a "ready to move in to" condition with NO ONWARD CHAIN. Additional benefits include uPVC double glazed windows and doors, enclosed garden, detached garage and ample parking space for several vehicles.



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### LOUNGE

18' 1" (maximum including bay window) x 10' 7" (maximum)  
(5.51m x 3.23m)

Featuring a period style fireplace surround with marble inset and hearth incorporating electric fire, two radiators, two TV aerial points, telephone point.

### BREAKFAST KITCHEN

12' 6" x 9' 0" (3.81m x 2.74m)

Having been refitted with a range of modern units comprising work surfaces with inset single drainer stainless steel sink unit, base cupboards and drawers with matching wall mounted cupboards, integrated electric ceramic hob with stainless steel splashback and fume extractor hood above, Bosch electric fan assisted oven and microwave both set in housing unit, under counter space for fridge and freezer, plumbing for automatic washing machine, Ideal wall mounted gas central heating boiler housed in cupboard, radiator, fluorescent strip light, vinyl floor covering, uPVC double glazed rear entrance door.

### MASTER BEDROOM (REAR)

11' 5" x 9' 5" (minimum excluding door recess) (3.48m x 2.87m)

Having radiator, TV aerial point.

### EN-SUITE SHOWER ROOM

Having half tiled walls and being refitted with a white suite comprising tiled shower cubicle with Trevi built-in mixer shower, hand basin, dual flush WC, wall light incorporating electric shaver point, tiled floor, radiator, extractor fan.



**SHARMAN  
BURGESS** Est 1996

### **BEDROOM TWO (FRONT)**

9' 10" x 9' 8" (3.00m x 2.95m)

Having radiator.

### **BEDROOM THREE/DINING ROOM**

8' 4" x 7' 7" (2.54m x 2.31m)

Having radiator.

### **BATHROOM**

6' 5" x 5' 6" (1.96m x 1.68m)

Having half tiled walls and being refitted with a white suite comprising panelled bath with Triton electric shower above complimented by a full splash surround and fitted shower screen, pedestal hand basin, dual flush WC, tiled floor, radiator, extractor fan.

### **EXTERIOR**

The property is approached over a block paved driveway which expands to provide parking space for several vehicles in addition to access to the: -

### **DETACHED GARAGE**

18' 6" x 8' 2" (5.64m x 2.49m)

Of brick and tiled construction with double doors thereto and having fluorescent strip lighting, various power points and access to roof storage space.

Gates to either side of the property provide access to the side and rear, which is served by sensor operated external wall lights and cold water tap. The enclosed garden is principally laid to lawn combined with a good sized paved patio and featuring flower and shrub borders incorporating climbing plants to include Clematis and Honeysuckle.

### **AGENTS NOTE**

Please note the property is being offered for sale subject to a grant of probate , further details of which are available from the agents.

### **SERVICES**

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

### **REFERENCE**

04042024/27486886/JOH



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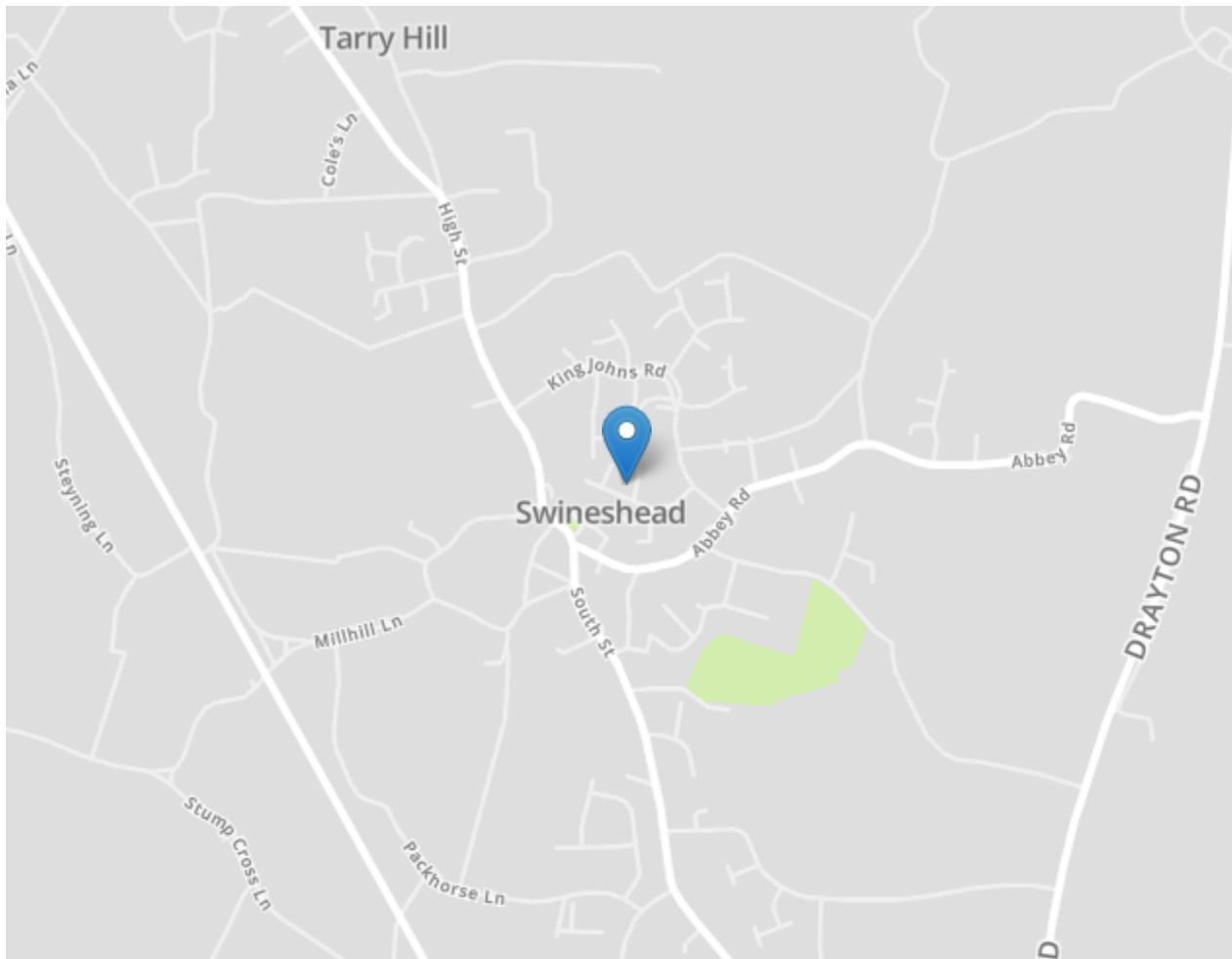
## AGENT'S NOTES

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.

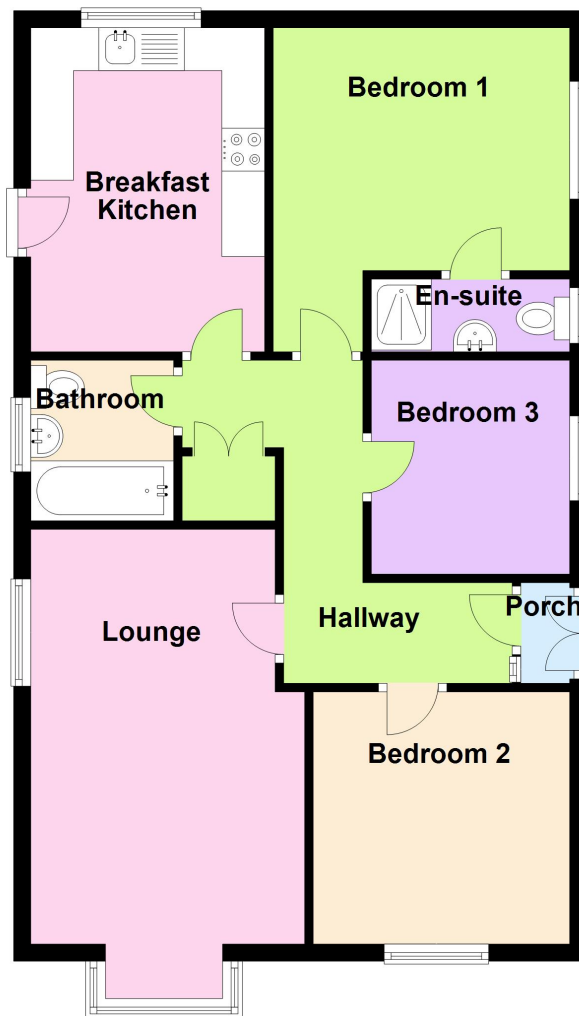
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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## Ground Floor

Approx. 68.2 sq. metres (733.7 sq. feet)



Total area: approx. 68.2 sq. metres (733.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	