



£269,950

2 Clover Way, Swineshead, Boston, Lincolnshire PE20 3NW

SHARMAN BURGESS

**2 Clover Way, Swineshead, Boston,
Lincolnshire PE20 3NW
£269,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, personnel door to garage, ceiling light point, wall mounted central heating digital timer.

LOUNGE

14' 3" (maximum) x 12' 1" (maximum) (4.34m x 3.68m)

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

A highly impressive, modern, semi-detached property offering much larger accommodation than many modern semi-detached homes and being well presented to a high standard throughout. Accommodation comprises an entrance hall, lounge, kitchen diner with integrated appliances and pantry, three generous double bedrooms to the first floor, en-suite to bedroom one and a family bathroom. Further benefits include a block paved driveway, additional length garage at over 20ft long, enclosed approximately westerly facing rear garden, gas central heating, solar panels and uPVC double glazing.



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GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, pedestal wash hand basin with mixer tap and tiled splashback, radiator, ceiling light point, extractor fan.

KITCHEN DINER

12' 4" (maximum) x 14' 10" (maximum) (3.76m x 4.52m)

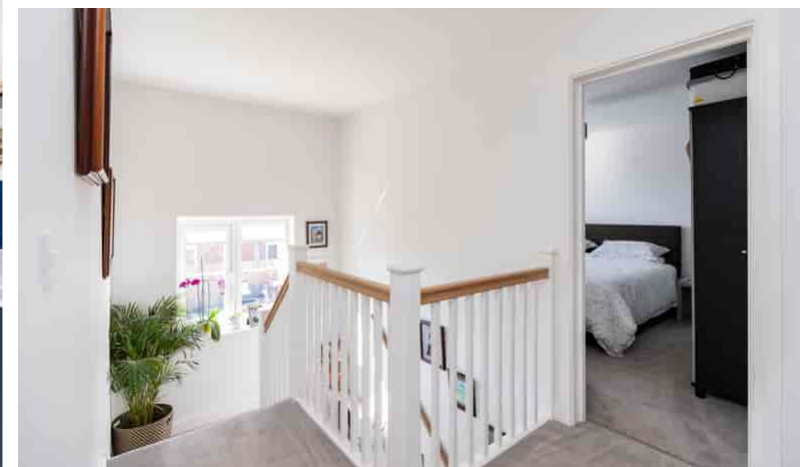
A well appointed modern fitted kitchen comprising counter tops, inset sink and drainer with mixer tap and hand held hose attachment, extensive range of base level storage units, drawer units and matching eye level wall units, integrated appliances including twin ovens with grill, four ring induction hob with glass splashback and illuminated stainless steel fume extractor above, integrated dishwasher, integrated fridge, integrated freezer, tiled floor, ceiling recessed lighting, ceiling light point, French doors leading out to the rear garden.

PANTRY

Having tiled floor and wall mounted shelving within.

STAIRS AND LANDING

Having a return staircase with window to rear elevation, the landing benefits from a radiator, access to loft space, built-in storage cupboard with shelving within, wall mounted central heating digital timer.



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BEDROOM ONE

12' 2" x 12' 2" (maximum measurement taken to built-in wardrobes) (3.71m x 3.71m)

Having window to front elevation, radiator, ceiling light point, range of bespoke fitted wardrobes with hanging rails and shelving within.

EN-SUITE SHOWER ROOM

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

BEDROOM TWO

12' 4" x 10' 5" (3.76m x 3.17m)

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

BEDROOM THREE

10' 1" (maximum) x 12' 2" (maximum) (3.07m x 3.71m)

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

FAMILY BATHROOM

10' 0" (maximum) x 7' 6" (maximum into window) (3.05m x 2.29m)

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, panelled bath with mixer tap and wall mounted mains fed shower above with hand held shower attached and fitted shower screen, tiled splashbacks, obscure glazed window to front elevation, heated towel rail, extractor fan, ceiling recessed lighting, electric shaver point.



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EXTERIOR

To the front, the property has a block paved driveway which provides off road parking and is served by an EV charging point.

GARAGE

21' 3" (internal measurement) x 9' 3" (internal measurement) (6.48m x 2.82m)

Having an electric roller door. Internally, having stud walls with further uPVC door leading into the garage space which is used by the current Vendors as a utility/office/store. Being served by power and lighting, having wall mounted Ideal Logic gas central heating combi boiler, plumbing for automatic washing machine with counter top above, space for condensing tumble dryer, electric fuse box, obscure glazed door leading to the rear garden.

REAR GARDEN

Enjoying a pleasant approximately westerly facing aspect and initially comprising a paved patio seating area with electric awning, with the central section of garden being laid to lawn with plant and shrub borders. There is an additional raised decked seating area to the rear right hand corner of the garden. The garden is fully enclosed by fencing and served by external tap and lighting.

AGENTS NOTE

The development, when finished, will carry an annual service/maintenance charge, however, this is not yet in place.



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SERVICES

Mains gas, electricity, water and drainage are connected. Purchasers should be aware that the property is to be sold with 11 solar panels and two batteries for electrical storage, providing the property with reduced electricity costs and the potential of additional annual income.

REFERENCE

02042025/28885544/NEA



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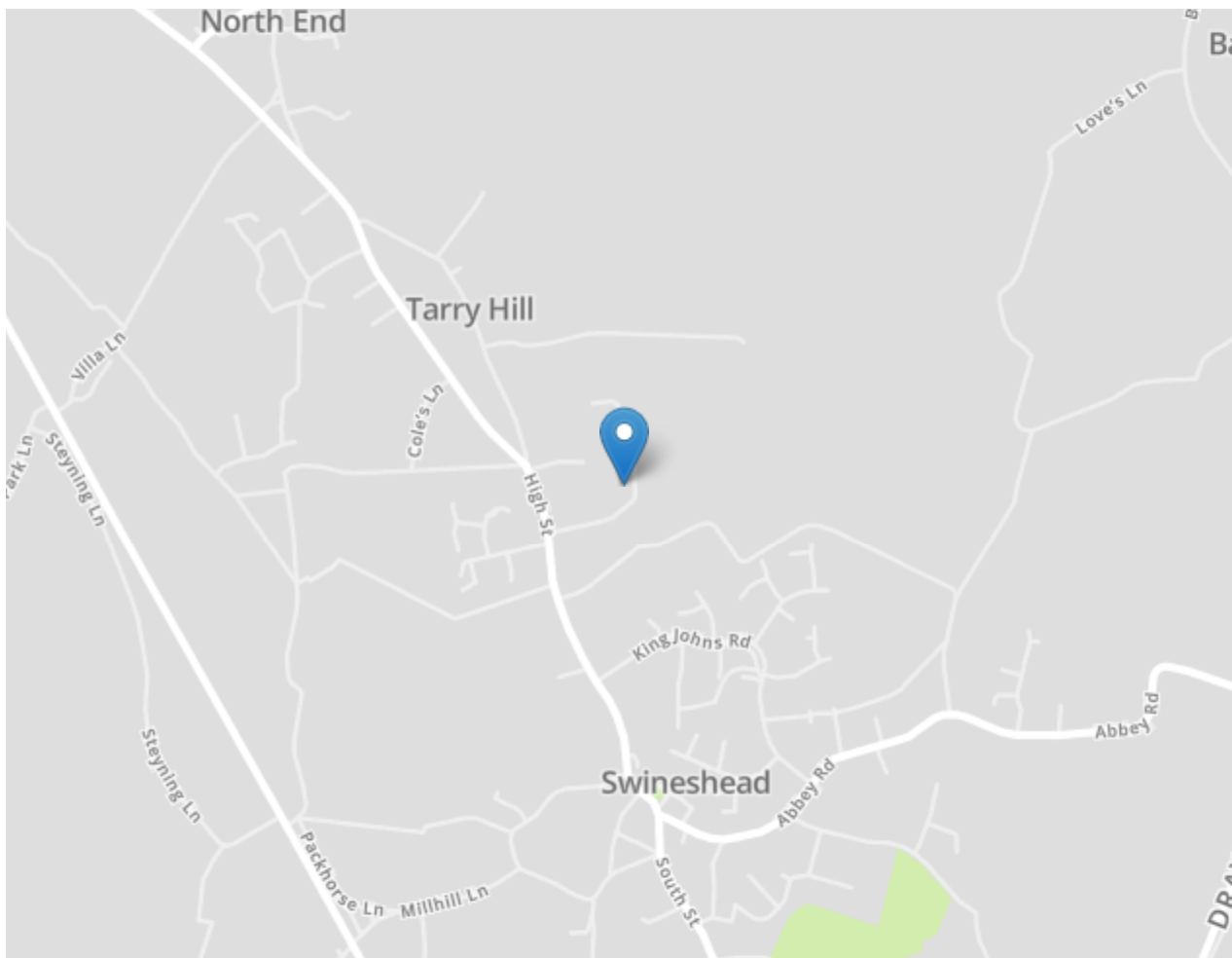
AGENT'S NOTES

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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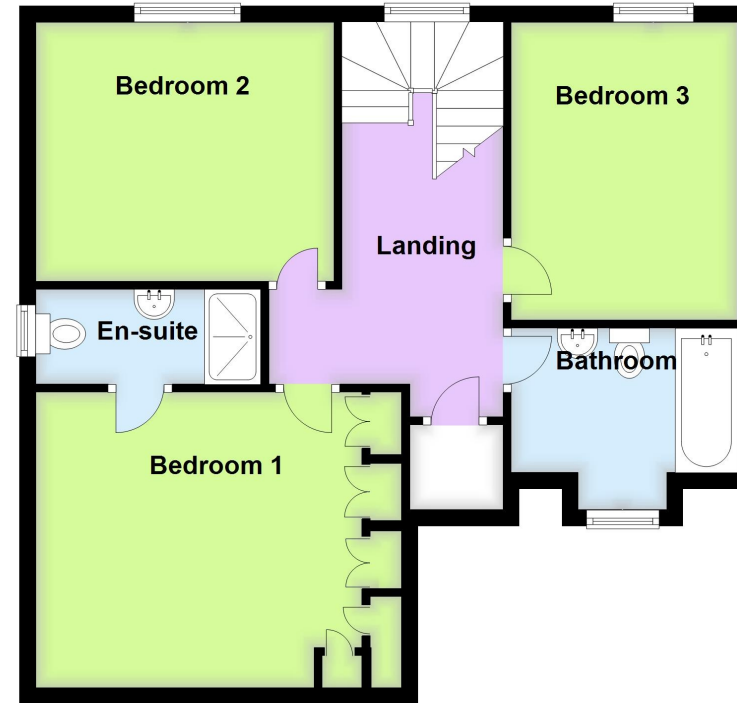
Ground Floor

Approx. 65.2 sq. metres (701.6 sq. feet)



First Floor

Approx. 63.5 sq. metres (683.9 sq. feet)



Total area: approx. 128.7 sq. metres (1385.5 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	