



**£199,950**

22 Villa Walk, Swineshead, Boston, Lincolnshire PE20 3FE

**SHARMAN BURGESS**

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Lincolnshire PE20 3FE  
£199,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With front entrance door, staircase leading off, radiator.

**LOUNGE**

16' 6" x 12' 6" (maximum) (5.03m x 3.81m)

With double glazed window to front aspect, radiator, TV aerial point, door to: -

A modern, three bedroomed semi-detached property situated in a popular location within the village of Swineshead, close to amenities and being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, kitchen diner with some integrated appliances, ground floor cloakroom, three bedrooms and a family bathroom arranged off a first floor landing and en-suite shower room to bedroom one. Further benefits include ample off road parking and enclosed rear garden.



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### **KITCHEN DINER**

9' 5" x 15' 11" (2.87m x 4.85m)

Having a modern fitted kitchen comprising a range of base level storage units, drawer units and wall units, areas of work surfaces, inset stainless steel one and half bowl sink and drainer unit, integrated oven and electric hob with splashback and stainless steel extractor above, integrated dishwasher, space and plumbing for automatic washing machine, space for condensing tumble dryer, integrated fridge freezer, TV aerial point, double glazed window to rear aspect, double glazed patio doors to rear aspect, radiator, door to: -

### **GROUND FLOOR CLOAKROOM**

Being fitted with a low level WC, pedestal wash hand basin with tiled splashback, extractor fan, radiator.

### **FIRST FLOOR LANDING**

With staircase rising from the entrance hall, airing cupboard.

### **BEDROOM ONE**

11' 6" (maximum) x 9' 10" (3.51m x 3.00m)

With double glazed window to front aspect, radiator, TV aerial point, built-in wardrobe, door to: -

### **EN-SUITE SHOWER ROOM**

Being fitted with a three piece suite comprising tiled recessed shower cubicle with mains fed shower within, pedestal wash hand basin, low level WC, double glazed window to front aspect, over stairs storage, ceiling recessed spotlights, extractor fan, electric shaver point.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM TWO

11' 0" (maximum) x 9' 6" (maximum) (3.35m x 2.90m)

With double glazed window to rear aspect, radiator, TV aerial point.

### BEDROOM THREE

8' 7" x 6' 2" (2.62m x 1.88m)

With double glazed window to rear aspect, radiator, TV aerial point, access to roof space.

### FAMILY BATHROOM

Being fitted with a three piece suite comprising a panelled bath with mixer tap with hand held shower attachment and mains fed shower above and fitted shower screen, pedestal wash hand basin, low level WC, partly tiled walls, extractor fan, ceiling recessed spot lights, heated towel rail, electric shaver point, double glazed window to side aspect.

### EXTERIOR

To the front, the property benefits from a lawned garden with pathway leading to the front entrance door. A block paved shared driveway extends along the side of the property and provides off road parking for numerous vehicles.

Gated access leads to the rear garden which is laid to a mixture of lawn and paved patio. There is further concrete hardstanding to the rear of the property. The garden is fully enclosed by timber fencing.

### AGENTS NOTE

An annual service charge of £228.75 is payable to Encore Estate Management Ltd

### SERVICES

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

### REFERENCE

28112024/25938905/WAK



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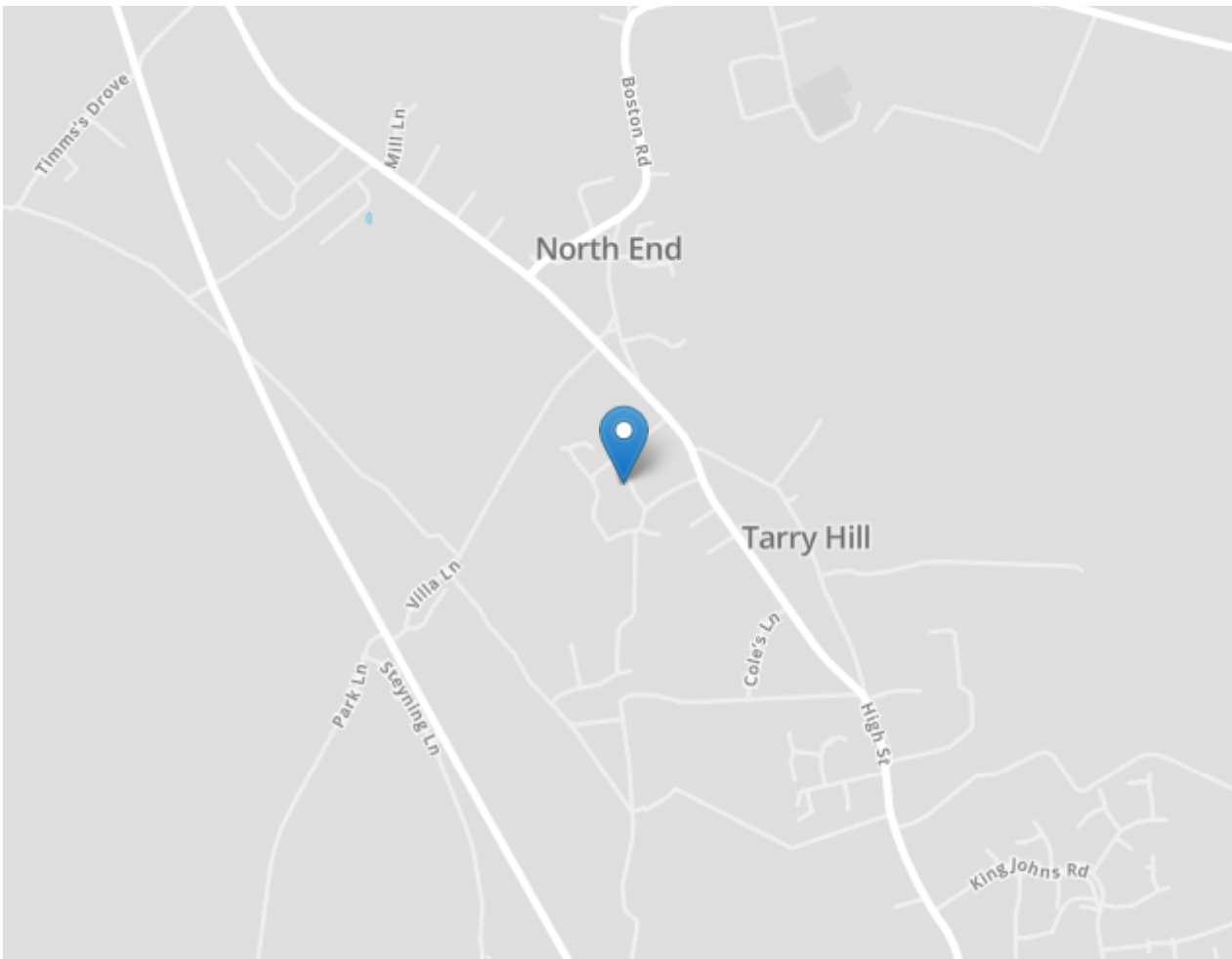
## AGENT'S NOTES

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.

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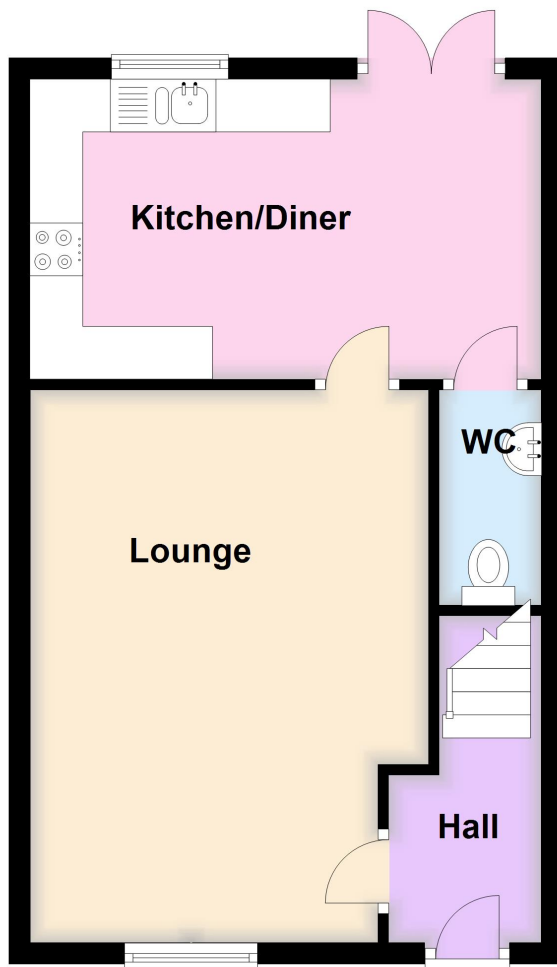
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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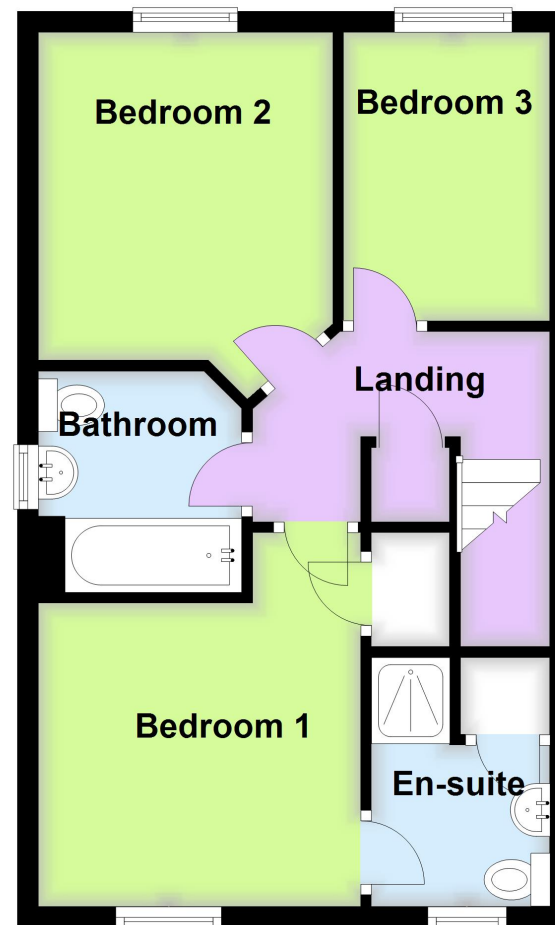
## Ground Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



## First Floor

Approx. 40.0 sq. metres (431.1 sq. feet)



Total area: approx. 77.7 sq. metres (836.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>	<b>84</b>	
(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>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	