



£199,950

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

SHARMAN BURGESS

**27 Villa Walk, Swineshead, Boston,
Lincolnshire PE20 3FE
£199,950 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having partially obscure glazed front entrance door, radiator, wall mounted coat hooks, ceiling light point.

GROUND FLOOR CLOAKROOM

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

LOUNGE

16' 5" (maximum including staircase) x 16' 0" (5.00m x 4.88m)
Having window to front aspect, radiator, ceiling light point, TV aerial point, wiring for satellite TV, staircase leading off.

An extremely well presented, modern semi-detached property with double width driveway and approximate south westerly facing rear garden. Accommodation comprises an entrance lobby, ground floor cloakroom, lounge, open plan kitchen diner with integrated fridge freezer and dishwasher. To the first floor are three bedrooms and a family bathroom arranged off a landing with bedroom one having an en-suite shower room. Further benefits include gas central heating, uPVC double glazing and well presented garden to the rear.



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KITCHEN DINER

15' 10" x 9' 5" (4.83m x 2.87m)

Having roll edge work surfaces with matching upstand, inset one and a half bowl stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated electric oven and grill, four ring induction hob with glass splashback and illuminated stainless steel fume extractor above, integrated dishwasher, integrated fridge freezer, plumbing for automatic washing machine, window to rear aspect, French doors leading to the rear garden, radiator, ceiling recessed lighting to kitchen area, ceiling light point to dining area.

FIRST FLOOR LANDING

Having access to roof space, ceiling light point, radiator.

BEDROOM ONE

10' 2" (maximum) x 9' 7" (maximum) (3.10m x 2.92m)

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

EN-SUITE SHOWER ROOM

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

BEDROOM TWO

12' 0" (maximum) x 8' 6" (maximum) (3.66m x 2.59m)

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



**SHARMAN
BURGESS** Est 1996

BEDROOM THREE

7' 4" (maximum) x 7' 2" (maximum) (2.24m x 2.18m)
Having window to front aspect, radiator, ceiling light point.

FAMILY BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment and fitted shower screen, tiled splashbacks, heated towel rail, ceiling recessed lighting, extractor fan, electric shaver point, built-in boiler cupboard housing the Ideal Logic combination gas central heating boiler.

EXTERIOR

To the front, the property benefits from a block paved double width driveway allowing parking for two cars. Paved access leads to the front entrance door and also to the rear. The rear garden benefits from an approximate south westerly aspect and initially comprises a paved patio seating area providing entertaining space. There is a central lawned section and additional paving towards the rear. The garden is flanked on either side by borders and to the rear is a concrete hardstanding area housing a summerhouse/shed which may be included within the sale, subject to negotiation. The garden is fully enclosed and served by outside lighting.

SERVICES

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

AGENTS NOTE

Prospective purchasers should be aware that there is an annual service charge of £234.59 made payable to Encore Estates for the upkeep and maintenance of unadopted roads, walkways and communal areas.

REFERENCE

08032024/27388923/WEN



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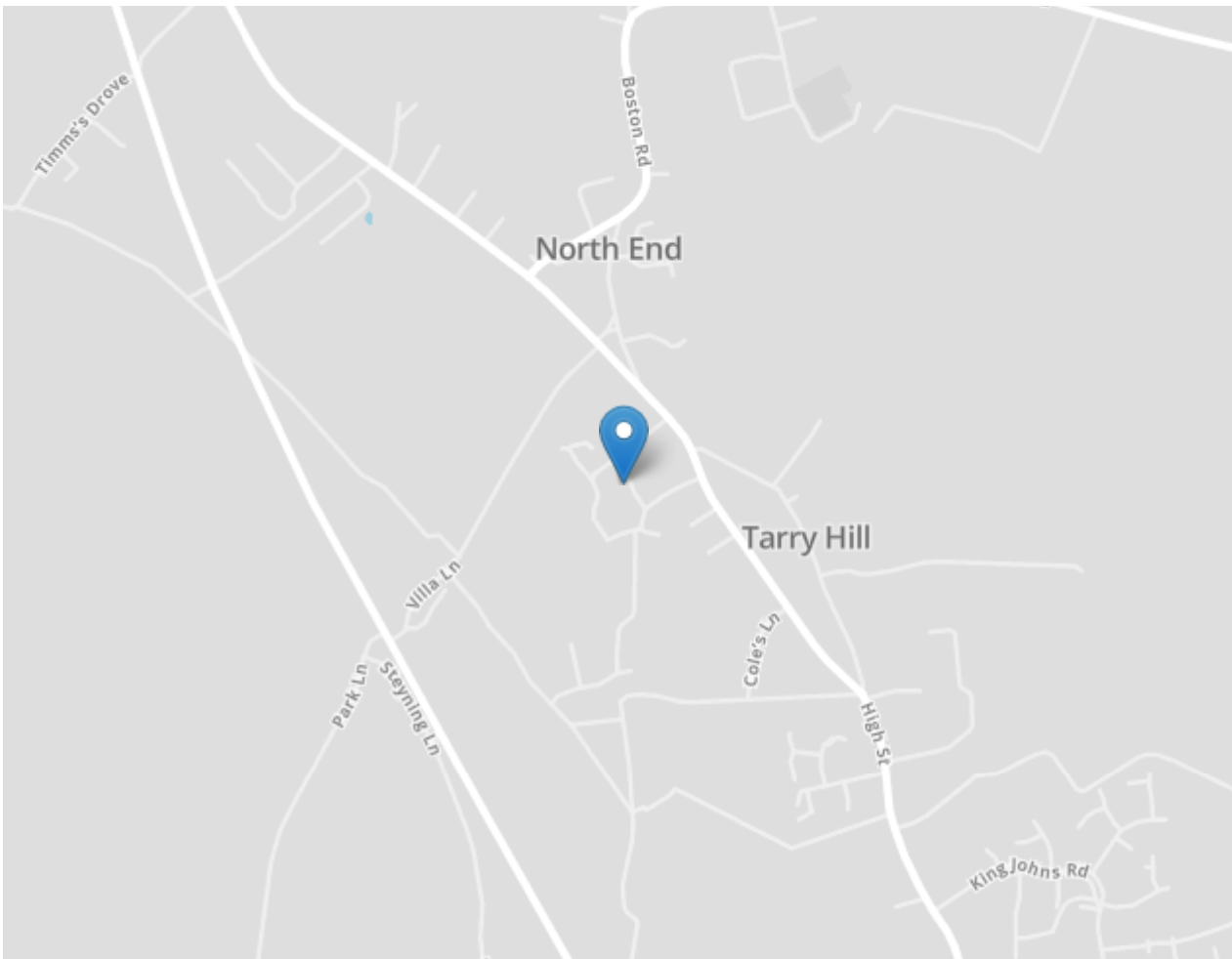
AGENT'S NOTES

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.

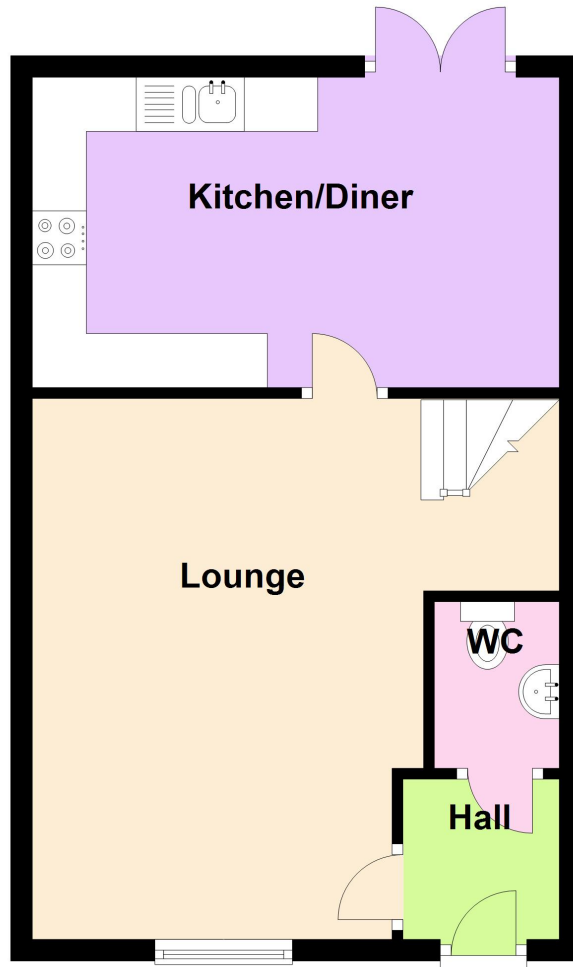
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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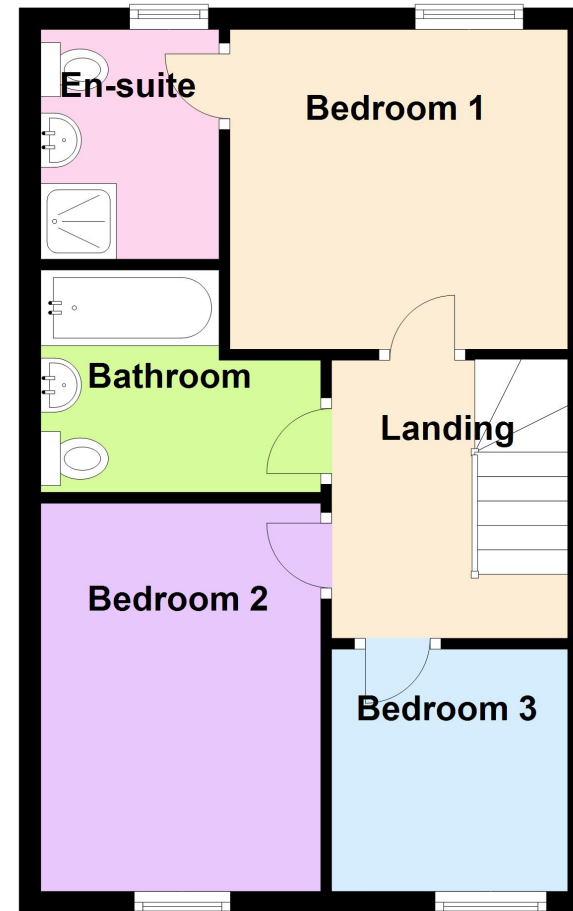
Ground Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 78.0 sq. metres (839.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(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	