



£265,000

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

SHARMAN BURGESS

**5 Clover Way, Swineshead, Boston,
Lincolnshire PE20 3NW
£265,000 Freehold**

ACCOMMODATION

ENTRANCE PORCH

Having partially obscure glazed front entrance door, further door through to:-

ENTRANCE HALL

Having tiled floor, radiator, ceiling light point, staircase leading off, personnel door to garage.

GROUND FLOOR CLOAKROOM

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

A spacious semi-detached property with sun room added to the rear, garage including workshop area and approximately westerly facing enclosed rear garden, situated in the popular village of Swineshead. Accommodation comprises an entrance porch, entrance hall, lounge, kitchen diner, garden room, three generous double bedrooms to the first floor, family bathroom and en-suite to bedroom one. Further benefits include uPVC double glazing and gas central heating.



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LOUNGE

14' 2" x 12' 2" (4.32m x 3.71m)

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

KITCHEN DINER

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

Having counter tops with matching upstands, inset 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, integrated fridge and freezer, two ovens and grills, four ring induction hob with glass splashback and illuminated stainless steel fume extractor above, tiled floor, radiator, ceiling recessed lighting, further light point above the dining table, window to side elevation, French doors through to sun room, built-in under stairs walk-in pantry with tiling and shelving within and light point.

GARDEN ROOM

10' 10" x 9' 6" (3.30m x 2.90m)

Of uPVC double glazed construction with fitted glazed sky lantern. Having French doors leading to the garden, ceiling recessed lighting.

FIRST FLOOR LANDING

Having access to loft space, radiator, built-in cloak cupboard with hanging rail within.

BEDROOM ONE

14' 3" (maximum) x 12' 2" (maximum) (4.34m x 3.71m)

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

EN-SUITE SHOWER ROOM

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



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BEDROOM TWO

12' 3" (maximum) x 10' 1" (maximum) (3.73m x 3.07m)

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

BEDROOM THREE

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

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

SHOWER ROOM

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

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway providing off road parking as well as access to the garage. There are sections of lawn to the front and side of the property, with Laurel hedging to the front boundary.

GARAGE/WORKSHOP

22' 3" (maximum) x 9' 6" (maximum) (6.78m x 2.90m)

Having up and over door, served by power and lighting, personnel door to rear garden. To the rear of the garage is a wall mounted Ideal gas central heating boiler and plumbing for automatic washing machine.

REAR GARDEN

The garden benefits from an approximate westerly facing aspect and is designed with low maintenance in mind yet still maintains areas of mature planting and trees. The garden houses a timber summerhouse (to be included in the sale), is served by outside power and is fully enclosed by a mixture of wall and fencing.

AGENTS NOTE

Potential purchasers should be aware that there is an annual service charge for the upkeep and maintenance of unadopted roads, walkways and communal areas. The last payment being £283.00.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

13102025/28978144/ATK



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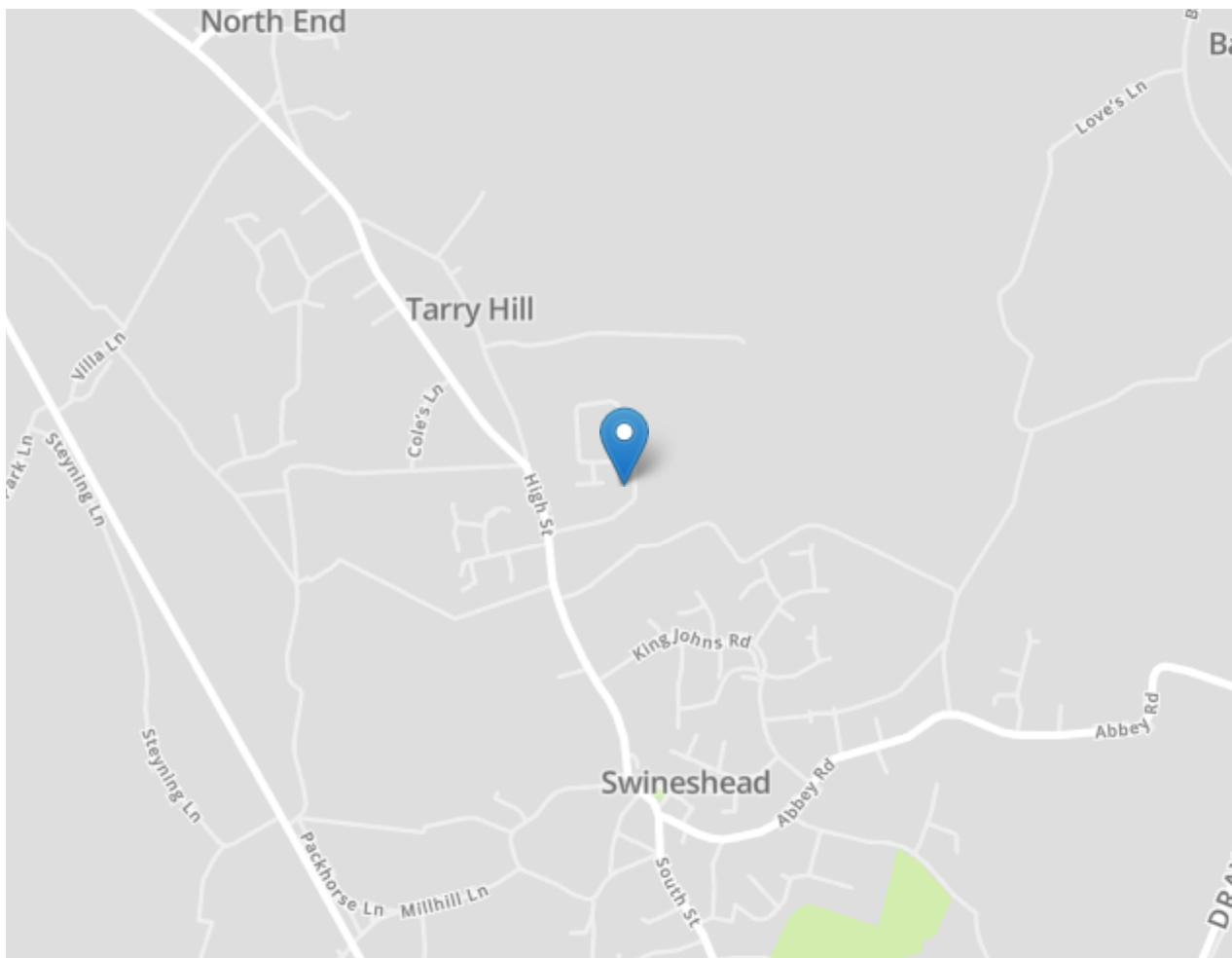
AGENT'S NOTES

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.

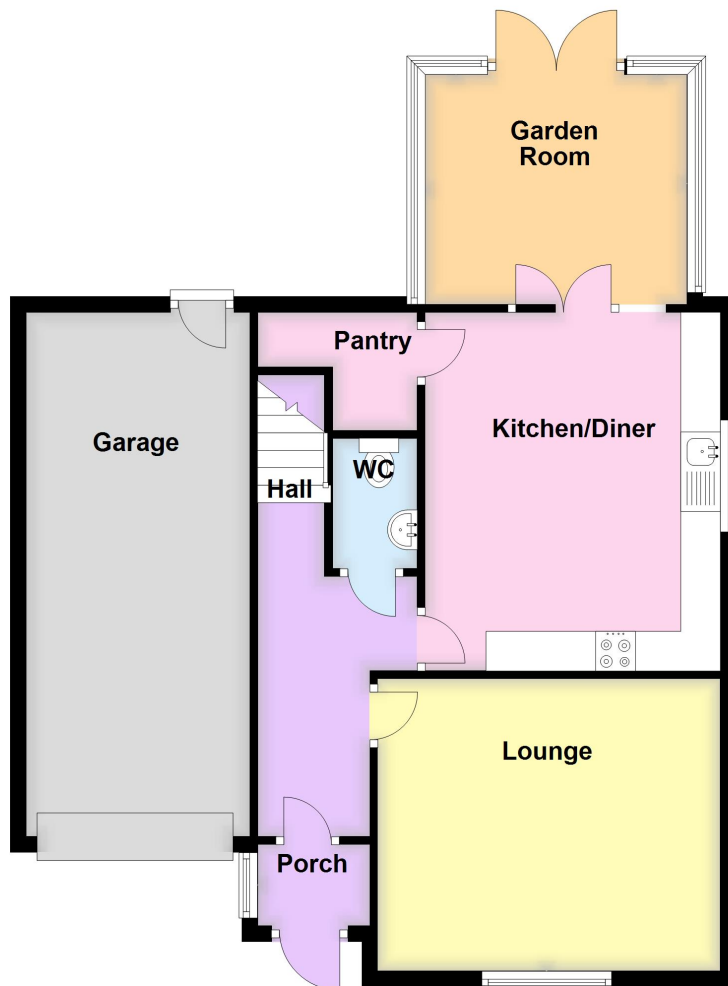
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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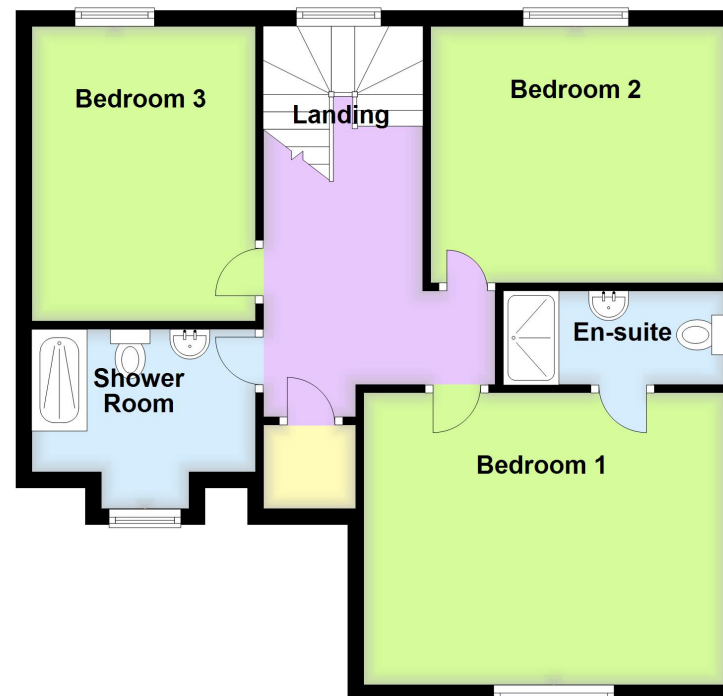
Ground Floor

Approx. 76.8 sq. metres (826.4 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



Total area: approx. 140.2 sq. metres (1509.2 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	