



**£239,950**

6 Cope Court, Swineshead, Boston, Lincolnshire PE20 3JX

**SHARMAN BURGESS**

**6 Cope Court, Swineshead, Boston,  
Lincolnshire PE20 3JX  
£239,950 Freehold**

**ACCOMMODATION**

With partially obscure glazed front entrance door leading into an entrance hall.

**ENTRANCE HALL**

With staircase rising to the first floor landing, coved cornice, ceiling light point, wall mounted central heating thermostat.

**LOUNGE**

10' 4" (maximum measurement) x 17' 8" (3.15m x 5.38m)

With French doors leading to the rear garden, further windows to side aspect, two radiators, coved cornice, ceiling light point, TV aerial point.

An extremely well presented detached property situated in the highly sought after village of Swineshead, having fantastic gardens to both the side and rear. Accommodation comprises an entrance hall, lounge, dining room, kitchen with utility area and a ground floor cloakroom. To the first floor are three bedrooms, a family bathroom and an en-suite to bedroom one. Further benefits include a block paved driveway, single garage and gas central heating.



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### DINING ROOM

11' 3" x 8' 6" (3.43m x 2.59m) (both maximum measurements)  
 With window to front aspect, radiator, coved cornice, ceiling light point.

### KITCHEN

11' 3" x 13' 5" (maximum measurement including utility area) (3.43m x 4.09m)  
 With counter tops, inset single sink and drainer unit with mixer tap, base level storage units, drawer units and eye level wall units, space for standard height fridge and freezer, space for gas cooker, space and plumbing for dishwasher, window to rear aspect, ceiling light point, under stairs storage cupboard. Utility area with wall mounted Worcester gas central heating boiler, counter top with space and plumbing for washing machine beneath, wall mounted shelving and electric consumer unit, central heating digital timer, door to rear aspect, ceiling light point.

### GROUND FLOOR CLOAKROOM

With a two piece suite comprising a push button WC, corner wash hand basin with tiled splashback, radiator, ceiling light point, extractor fan.

### FIRST FLOOR LANDING

With window to rear aspect, radiator, ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

### BEDROOM ONE

11' 0" (maximum measurement) x 11' 6" (maximum measurement including built-in wardrobes) (3.35m x 3.51m)  
 With window to front aspect, radiator, ceiling light point, range of built-in wardrobes with hanging rails and shelving within, bedside drawers and overhead storage lockers with lighting beneath.



### EN-SUITE SHOWER ROOM

With a three piece suite comprising a push button WC, wash hand basin with mixer tap, tiled splashback and vanity unit beneath. Shower cubicle with all mounted mains fed shower within. Radiator, ceiling recessed lighting, extractor fan, electric shaver point, obscure glazed window to front aspect.

### BEDROOM TWO

10' 6" x 11' 9" (3.20m x 3.58m) (both maximum measurements)

With window, radiator, ceiling light point, built-in wardrobe with hanging rail within.

### BEDROOM THREE

8' 2" x 7' 2" (2.49m x 2.18m)

With window, radiator, ceiling light point.

### FAMILY BATHROOM

With a three piece suite comprising a push button WC, pedestal wash hand basin with mixer tap and tiled splashback, panelled bath with mixer tap and shower attachment, radiator, ceiling recessed lighting, extractor fan, obscure glazed window to rear aspect.

### EXTERIOR

The property is situated to the bottom right hand corner of a quiet cul-de-sac and has a block paved driveway which gives vehicular access to the single garage.

### SINGLE GARAGE

17' 4" x 8' 5" (5.28m x 2.57m)

With up and over door, served by power and lighting, electric fuse box, personnel door.

### DOMESTIC GARDENS

A undoubted feature of this property are the extremely well presented gardens which are situated predominantly to the side and rear of the property. Having been established over the years by the current vendors, the gardens incorporate various lawned areas with well stocked beds and borders containing a variety of flowering plants and shrubs. There are various seating areas, a timber summerhouse with double doors which is to be included within the sale, a lean-to garden store situated to the rear of the garage and a storage shed which is also to be included within the sale. The gardens are fully enclosed by a mixture of fencing and hedging and are served by an outside tap and lighting. Gated access leads back to the front of the property.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

26868459/17102023/CAR



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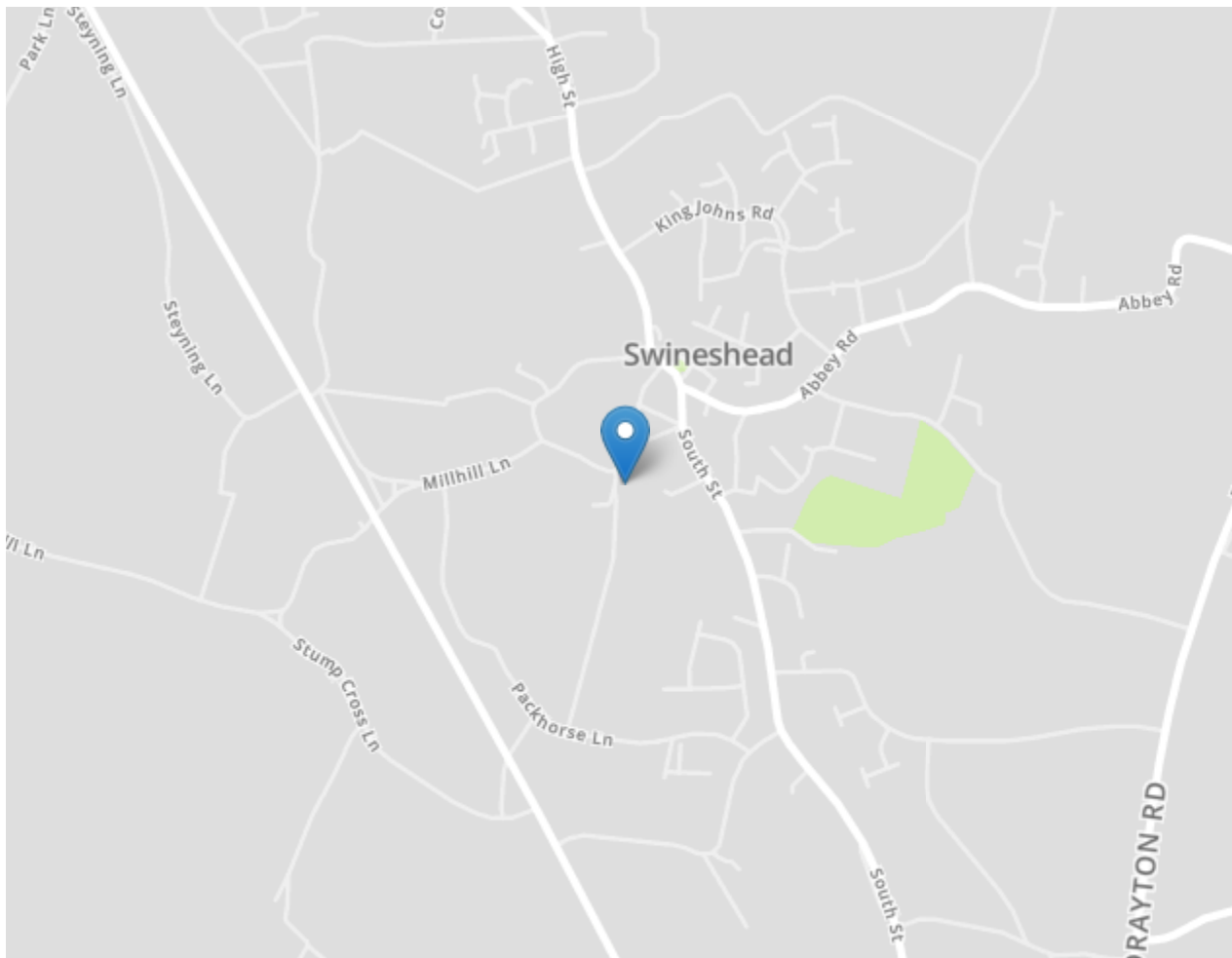
## AGENT'S NOTES

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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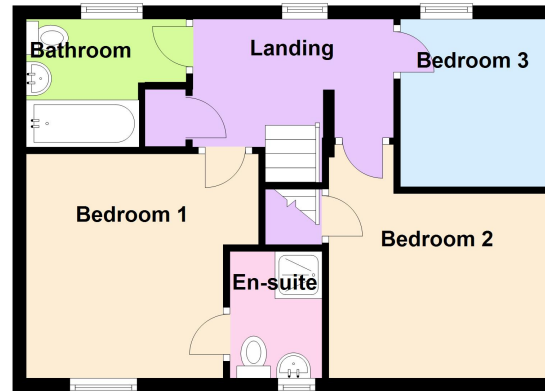
### Ground Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



### First Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 86.7 sq. metres (932.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	