



SHARMAN  
BURGESS  
FOR SALE  
01205 361161

**£275,000**

19 Abbey Road, Swineshead, Boston, Lincolnshire PE20 3EN

**SHARMAN BURGESS**

**19 Abbey Road, Swineshead, Boston,  
Lincolnshire PE20 3EN  
£275,000 Freehold**

A heavily improved detached house offering fantastic and well appointed living accommodation comprising an entrance porch extension, hallway, utility/boiler room, open plan kitchen diner and a lounge. To the first floor are four bedrooms and a family bathroom. Further benefits include a large block paved driveway, gas central heating and enclosed garden to the rear.

#### ACCOMMODATION

##### ENTRANCE PORCH

Having partially obscure glazed front entrance door, uPVC windows, tiled flooring, wall mounted coat hooks, ceiling recessed lighting, door through to:-

##### HALLWAY

Having stairs rising to first floor landing, wood effect tiled flooring, ceiling recessed lighting.



**SHARMAN BURGESS**



### LOUNGE

21' 9" x 11' 4" (6.63m x 3.45m) (both maximum measurements)  
Having bow window to front aspect, door to rear garden, two radiators, ceiling recessed lighting, TV aerial point, fitted log burner with tiled hearth and display mantle above.

### KITCHEN DINER

15' 1" x 14' 7" (4.60m x 4.45m) (both maximum measurements)  
Having a well appointed kitchen comprising work surfaces with inset ceramic sink with mixer tap and tiled splashbacks, range of base level storage units including pan drawers and fitted larder style unit, integrated appliances include dishwasher and fridge freezer, space for Range cooker (which may be included in the sale subject to agreed/negotiated price) with illuminated fume extractor above, wood effect tiled flooring, radiator, ceiling recessed lighting, obscure glazed entrance door, window to rear aspect.

### UTILITY ROOM

Having counter tops with ceramic sink and mixer tap, base level storage units, plumbing for washing machine, vent for tumble dryer, wood effect tiled flooring, electric consumer unit, push button WC, ceiling recessed lighting, gas central heating boiler.

### FIRST FLOOR LANDING

Having ceiling recessed lighting.

### BEDROOM ONE

11' 9" x 11' 3" (3.58m x 3.43m) (both maximum measurements)  
Having window to front aspect, radiator, ceiling recessed lighting.



**SHARMAN  
BURGESS** Est 1996

### BEDROOM TWO

12' 0" x 11' 7" (3.66m x 3.53m) (both maximum measurements)

Having window to front aspect, radiator, ceiling recessed lighting, access to roof space served by loft ladder.

### BEDROOM THREE

9' 7" x 8' 1" (2.92m x 2.46m)

Having window to rear aspect, radiator, ceiling recessed lighting.

### BEDROOM FOUR

9' 7" x 7' 1" (2.92m x 2.16m)

Having window to rear aspect, radiator, ceiling recessed lighting.

### FAMILY BATHROOM

Having a three piece suite comprising a panelled bath with wall mounted shower above and fitted shower screen, push button WC, wash hand basin with illuminated mirror above, obscure glazed window, heated towel rail, ceiling recessed lighting.

### EXTERIOR

The property is approached over a dropped kerb leading to a large block paved driveway providing ample off road parking for numerous vehicles as well as vehicular access to the garage. There is a lawned front garden.

### GARAGE

10' 6" x 8' 6" (3.20m x 2.59m) (approximate measurements)

Having up and over door, served by power and lighting.

### REAR GARDEN

The garden is enclosed by fencing and has been designed with low maintenance in mind, with Indian sandstone paved seating area with further raised decked section with lighting set within. The rear garden is served by outside lighting, power and tap.

### SERVICES

Mains gas, electricity, water and drainage are connected to the property. Prospective purchasers should be aware that the property is served by solar panels on a Lease agreement with A Shade Greener. Prospective purchaser are advised to contact their lender to check on their lending criteria regarding this.

### REFERENCE

26184144/24042023/HOL



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

# YELLOW MORTGAGES

Mortgage and Protection Broker

**01205 631291**

**[www.yellowfinancial.co.uk](http://www.yellowfinancial.co.uk)**

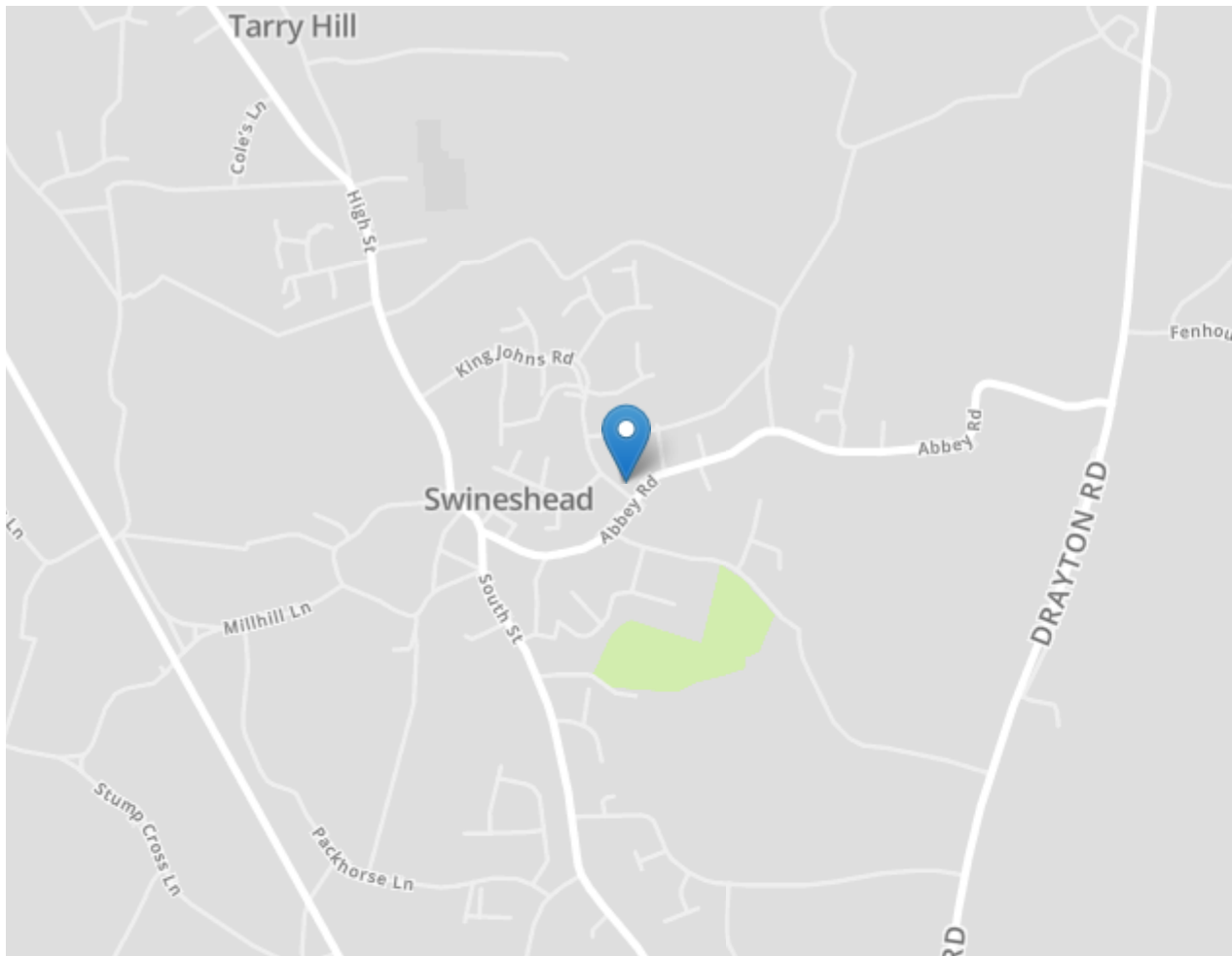
## AGENT'S NOTES

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.

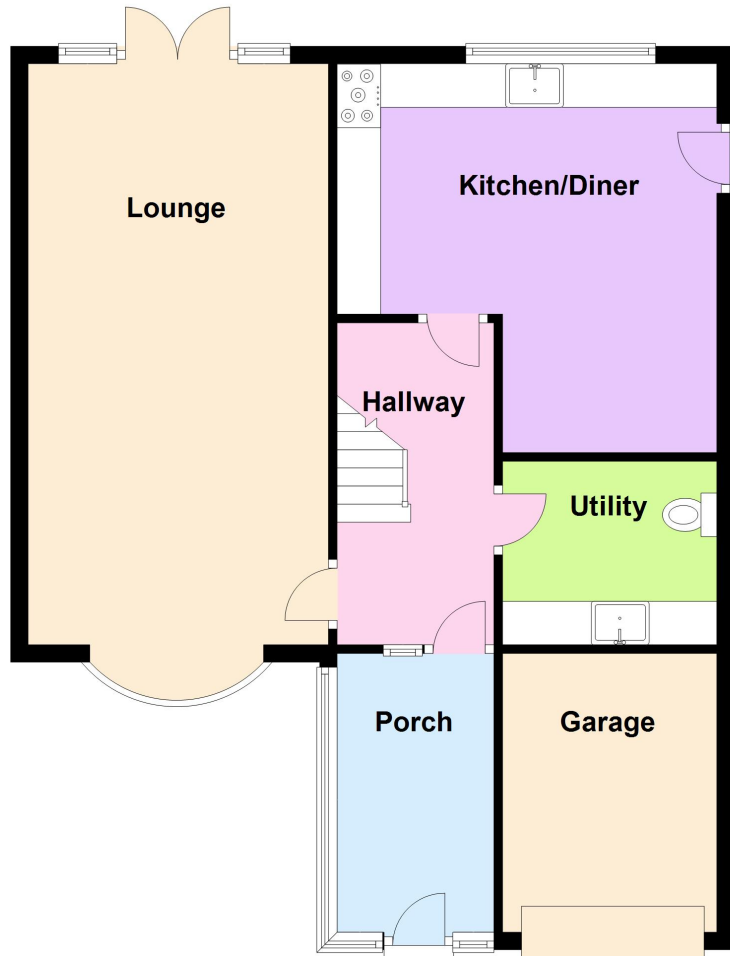
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

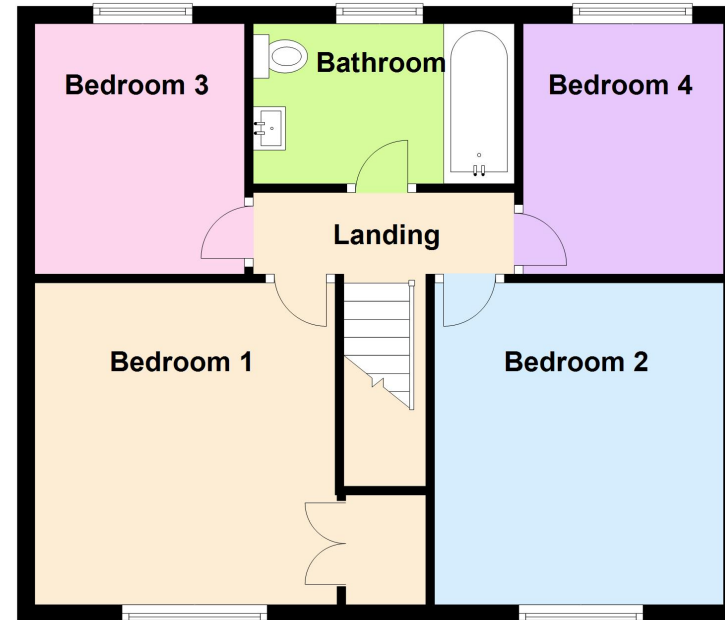
## Ground Floor

Approx. 67.7 sq. metres (728.4 sq. feet)



## First Floor

Approx. 52.9 sq. metres (569.5 sq. feet)



Total area: approx. 120.6 sq. metres (1297.9 sq. feet)



t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	88
(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	