



£375,000

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

SHARMAN BURGESS

**47 Abbey Road, Swineshead, Boston,
Lincolnshire PE20 3EN
£375,000 Freehold**

ACCOMMODATION

With partially obscure glazed side entrance door leading into the entrance hall.

ENTRANCE HALL

With radiator, coved cornice, ceiling light point, telephone point. Doors to lounge, dining room, sitting room, ground floor bedroom two and ground floor bathroom.

A deceptively spacious, large executive detached home in the village of Swineshead boasting a master bedroom measuring approximately 43ft x 10ft 5in (with reduced head height). In total the accommodation comprises an entrance hall, lounge with Parquet flooring and log burner, dining room with bay window and Parquet flooring, living room open plan through to the large breakfast kitchen, good sized utility room, ground floor bathroom, two bedrooms to the ground floor with en-suite bathroom to bedroom three, and the large principal bedroom to the first floor. Additional benefits include a driveway providing ample off road parking and hardstanding, detached garage, large gardens, uPVC double glazing and gas central heating.



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LOUNGE

17' 3" (maximum measurement into bay window) x 11' 0"
(5.26m x 3.35m)

Having feature Parquet flooring, bay window to front aspect, radiator, wall mounted lighting, ceiling light point with ornamental ceiling rose, covered cornice, TV aerial point, log burner with tiled hearth, matching inset and display mantle.

DINING ROOM

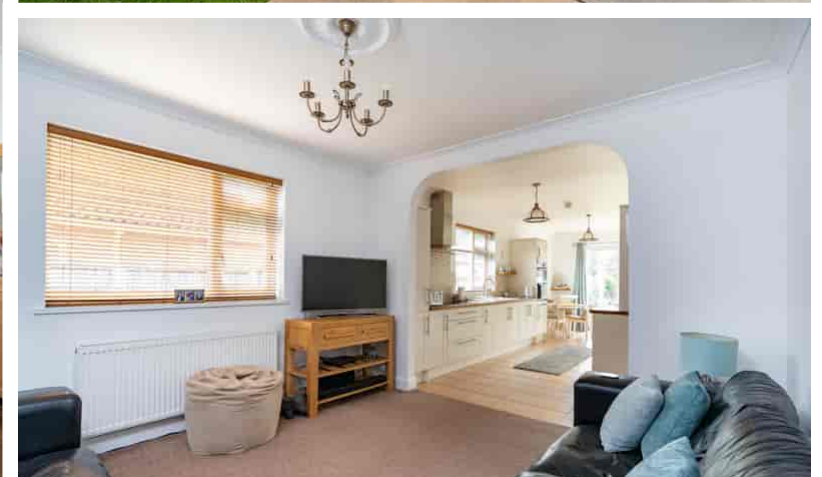
13' 0" (maximum measurement into bay window) x 11' 10"
(3.96m x 3.61m)

With feature Parquet flooring, bay window to front aspect, radiator, covered cornice, ceiling light point with ornamental ceiling rose.

LIVING ROOM

12' 5" x 11' 10" (3.78m x 3.61m)

With window to side aspect, radiator, covered cornice, ceiling light point with ornamental ceiling rose, open plan archway through to breakfast kitchen.



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BREAKFAST KITCHEN

22' 7" x 9' 2" (6.88m x 2.79m)

Having a well appointed fitted kitchen with Oak work surfaces, inset ceramic sink and drainer unit with mixer tap, range of base level storage units, drawer units, pan drawers, integrated appliances including integrated fridge, waist height double oven and grill, four ring electric hob and stainless steel illuminated fume extractor above, eye level fitted microwave oven with built-in storage cupboards to either side and glazed display cabinets. Tiled floor, radiator, coved cornice, two ceiling light points, two windows to side aspect, sliding patio doors leading to the rear garden.



UTILITY ROOM

14' 8" x 6' 5" (4.47m x 1.96m)

Again with an Oak work surface with inset ceramic sink and drainer unit with mixer tap, range of base level storage units, matching eye level wall units, concealed Worcester gas central heating boiler, tiled floor, coved cornice, ceiling light point, ceiling mounted strip light, radiator, window to rear aspect, obscure glazed door to rear aspect, space for condensing tumble dryer, plumbing for automatic washing machine. Door to staircase rising to first floor. Door to ground floor en-suite bathroom.

GROUND FLOOR EN-SUITE BATHROOM

11' 0" x 7' 9" (3.35m x 2.36m)

With a three piece suite comprising a P shaped bath with mixer tap and wall mounted Triton electric shower over and fitted shower screen, push button WC, pedestal wash hand basin with mixer tap, tiled floor, fully tiled walls, obscure glazed window, electric shaver point, coved cornice, ceiling light point, extractor fan, heated towel rail, also with door from ground floor bedroom three.



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INNER LOBBY

Accessed from the kitchen and having under stairs storage cupboard, door to bedroom three.

GROUND FLOOR BEDROOM THREE

11' 4" x 8' 0" (3.45m x 2.44m)

With window to side aspect, radiator, coved cornice, ceiling light point.

GROUND FLOOR BEDROOM TWO

12' 0" x 11' 9" (3.66m x 3.58m) (both maximum measurements)

Currently used as an office. With window to side aspect, radiator, coved cornice, ceiling light point and ornamental ceiling rose.

GROUND FLOOR BATHROOM

7' 6" x 6' 10" (2.29m x 2.08m)

With a three piece suite comprising a panelled bath with wall mounted Triton electric shower above, pedestal wash hand basin and WC. Tiled floor, fully tiled walls, heated towel rail, coved cornice, ceiling light point, extractor fan and a built-in linen cupboard.

FIRST FLOOR MASTER BEDROOM

43' 6" (maximum measurement with reduced head height) x 10' 5" (with reduced head height) (13.26m x 3.17m)

Having dual aspect roof light windows to two sides, additional into eaves access providing storage, two ceiling light points. To one end of the room is a range of built-in wardrobes with hanging rails within and shelving.



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EXTERIOR

The property is approached over a large gravelled driveway which extends to the immediate front of the property. The front garden is predominantly laid to lawn, with low level picket fence to the front boundary and plant and shrub border. The large driveway extends to the right hand side of the property and continues to the rear where it widens to provide additional parking space and also gives vehicular access to the detached double garage.

DETACHED DOUBLE GARAGE

23' 9" x 20' 7" (7.24m x 6.27m)

With up and over door, served by power and lighting, windows to two aspects, personnel door to garden. This building would be suitable for an annexe conversion subject to gaining any necessary planning permissions or consents from the relevant local authority.

REAR GARDEN

The rear garden is larger than average in size and benefits from a patio to the immediate rear of the property, leading to the remainder of the garden which is predominantly laid to lawn, with beds and borders containing a variety of plants and shrubs. The garden is served by external tap and lighting and to the rear of the garage is a good sized concrete area providing additional hardstanding. The garden is fully enclosed with a mixture of fencing and hedging.

SERVICES

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

REFERENCE

190522/KHA



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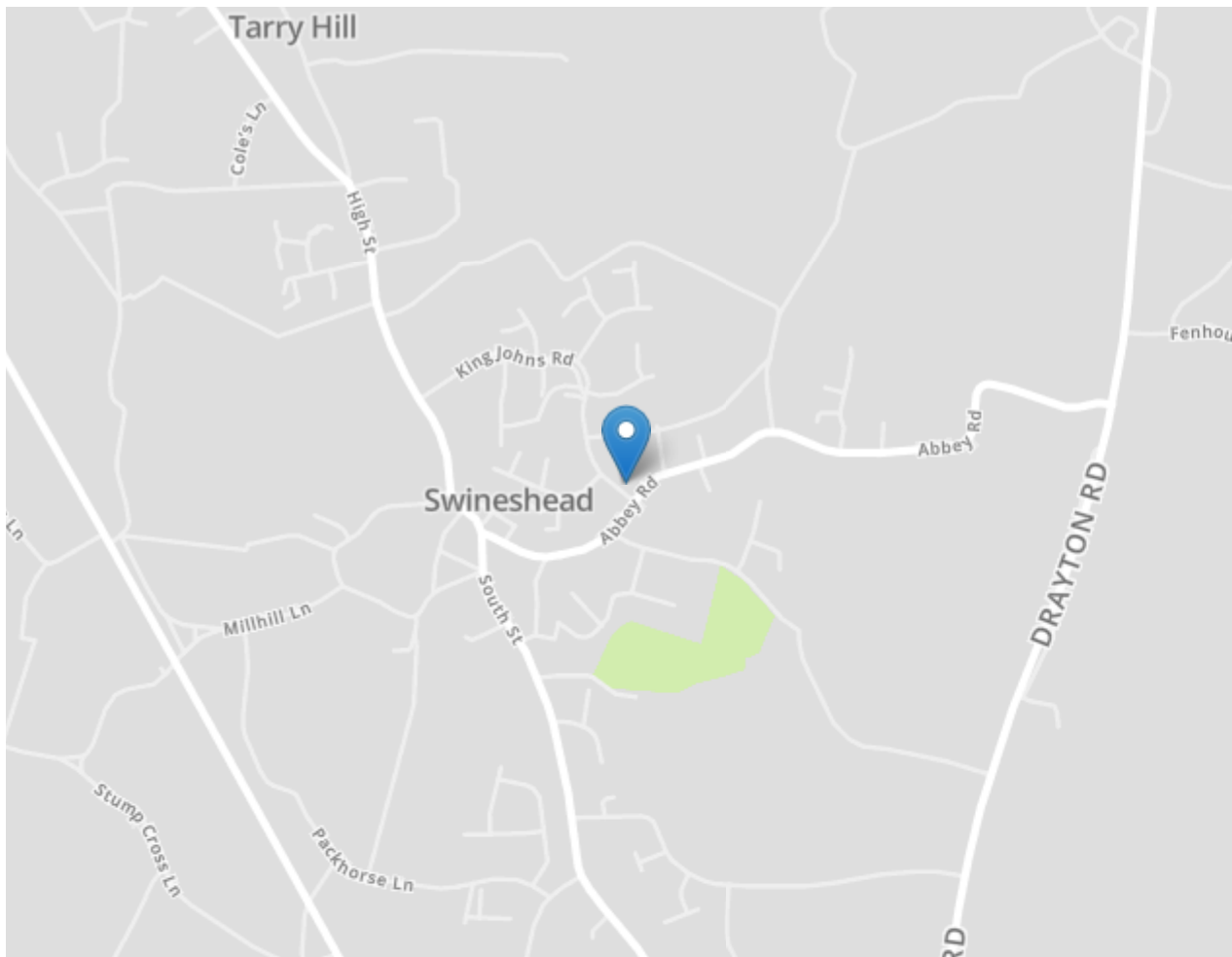
AGENT'S NOTES

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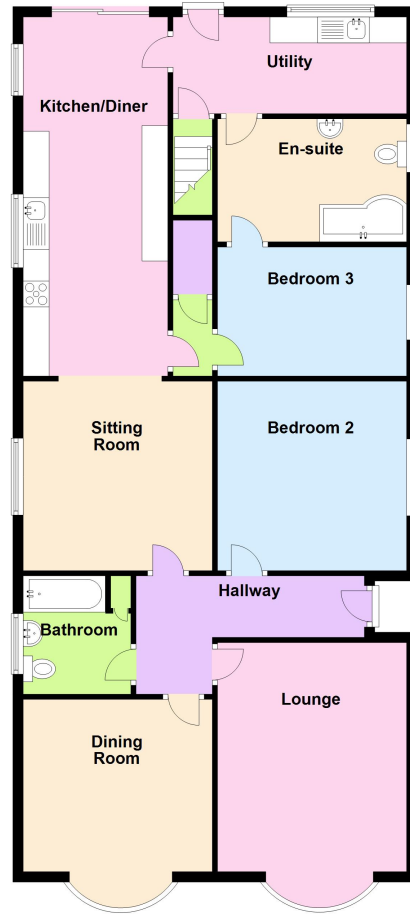
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

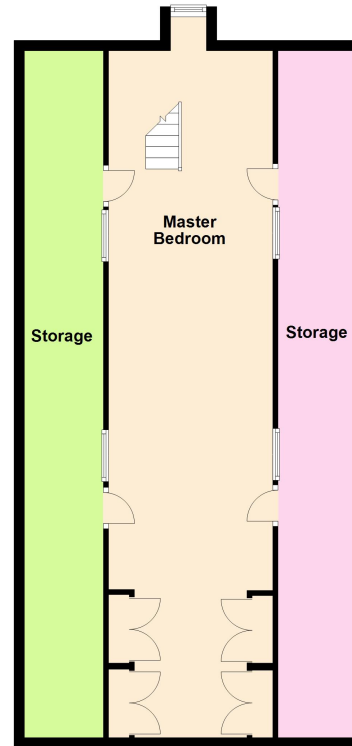


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Ground Floor
Approx. 122.2 sq. metres (1315.0 sq. feet)



First Floor
Approx. 85.5 sq. metres (920.0 sq. feet)



Total area: approx. 207.6 sq. metres (2235.0 sq. feet)



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(92-100)	A		90
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(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC