



**£269,950**

Oakland, South Street, Swineshead, Boston, Lincolnshire PE20 3JD

**SHARMAN BURGESS**

**Oakland, South Street, Swineshead, Boston,  
Lincolnshire PE20 3JD  
£269,950 Freehold**

**ACCOMMODATION**

**REAR ENTRANCE PORCH**

8' 5" x 6' 5" (2.57m x 1.96m)

Of brick and uPVC double glazed construction with tiled roof. With entrance door and further partially obscure glazed door with leaded light detailing leading through to: -

**ENTRANCE HALL**

With staircase leading to first floor landing, under stairs storage cupboard, solid Oak flooring, radiator, ceiling light point.

A well presented detached house situated in the popular village of Swineshead, providing flexible living accommodation arranged over two floors comprising rear entrance porch, entrance hall, 25ft wide lounge diner, kitchen, ground floor bathroom, utility room, ground floor bedroom four/study. To the first floor are three bedrooms and a refitted three piece shower room. The property benefits from a driveway providing off road parking, garden to the rear and gas central heating.



**SHARMAN BURGESS**



### THROUGH LOUNGE DINER

25' 3" (maximum measurement including a chimney breast at both ends) x 12' 4" (maximum measurement) (7.70m x 3.76m)  
 Having dual aspect windows to both the front and side of the property, two radiators, solid Oak flooring, two ceiling light points, TV aerial point, feature log burner with slate tiled hearth, inset and display mantle above.

### KITCHEN

13' 7" x 9' 9" (4.14m x 2.97m) (both maximum measurements)  
 Having counter tops with inset ceramic sink and drainer unit with mixer tap, range of base level storage units, drawer units, matching eye level wall units, space for Range cooker, space for twin height fridge freezer, tiled floor, window to side aspect, ceiling recessed lighting.

### REAR ENTRANCE HALL

With obscure glazed door leading to the exterior, window to side aspect, radiator, ceiling light point.

### UTILITY ROOM

With counter top, plumbing for automatic washing machine, space for condensing tumble dryer, tiled floor, walls tiled to the majority, coved cornice, ceiling light point, obscure glazed window.

### GROUND FLOOR BATHROOM

Having a four piece suite comprising panelled bath, pedestal wash hand basin, shower cubicle with wall mounted electric shower and fitted shower screen, WC, tiled splashbacks, coved cornice, ceiling light point, obscure glazed window, heated towel rail.



**SHARMAN  
BURGESS** Est 1996

### GROUND FLOOR BEDROOM FOUR/STUDY

10' 4" x 7' 10" (3.15m x 2.39m)

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

### FIRST FLOOR LANDING

Having window to side aspect, radiator, ceiling light point, access to roof space.

### BEDROOM ONE

12' 5" (maximum measurement including chimney breast) x 12' 5" (3.78m x 3.78m)

Having window to front aspect, radiator, ceiling light point, decorative slate tiles to chimney breast.

### BEDROOM TWO

12' 5" (maximum measurement including chimney breast) x 12' 5" (3.78m x 3.78m)

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

### BEDROOM THREE

9' 7" x 8' 2" (2.92m x 2.49m) (both maximum measurements)

Window to side aspect, radiator, coved cornice, ceiling light point.

### SHOWER ROOM

Having a modern three piece suite comprising WC with concealed cistern, wall mounted wash hand basin with mixer tap and storage beneath, shower cubicle with wall mounted mains fed shower and hand held shower attachment, fully tiled walls, obscure glazed window to side aspect, ceiling recessed lighting, heated towel rail, built-in boiler cupboard housing the Worcester combination gas central heating boiler.

### EXTERIOR

The property is approached over a dropped kerb which leads to a driveway which extends to the left hand side of the property and provides off road parking and hardstanding . To the immediate front of the property is a slabbed area.

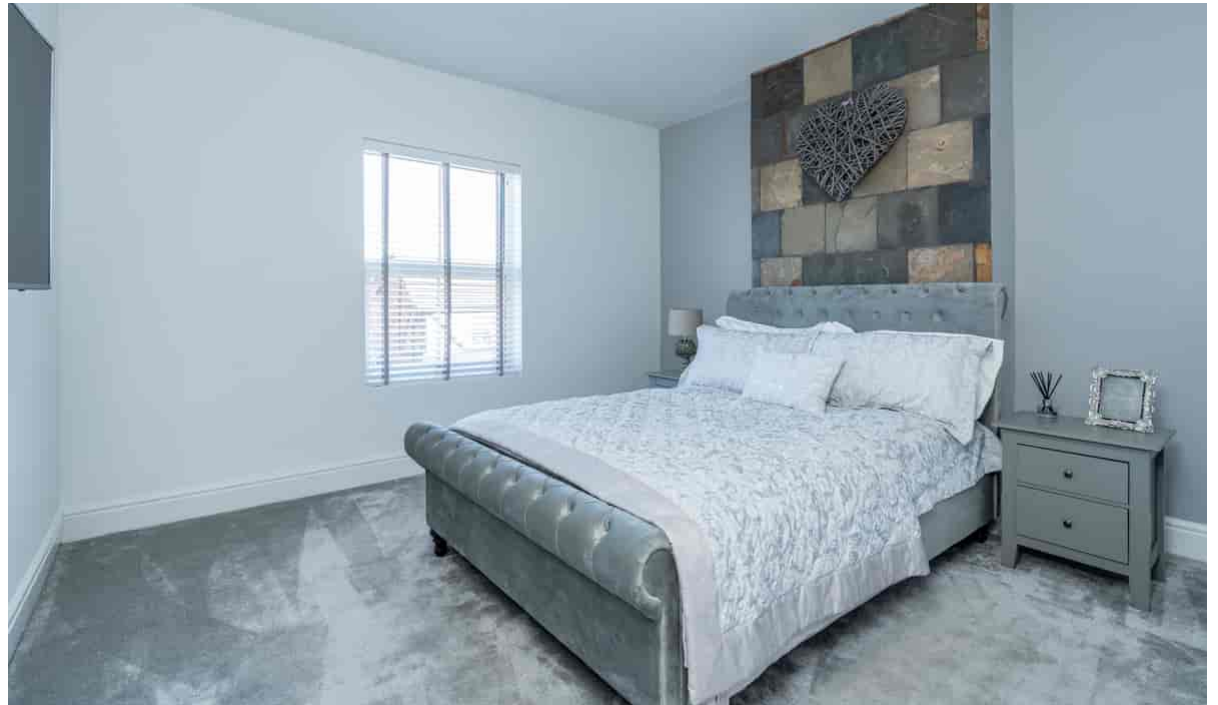
The rear garden is initially laid to a paved seating area which leads to the remainder of the garden which is laid to lawn and enjoys views over open farmland. The garden is served by outside lighting and an outside tap.

### SERVICES

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

### REFERENCE

26181697/20042023/WAL



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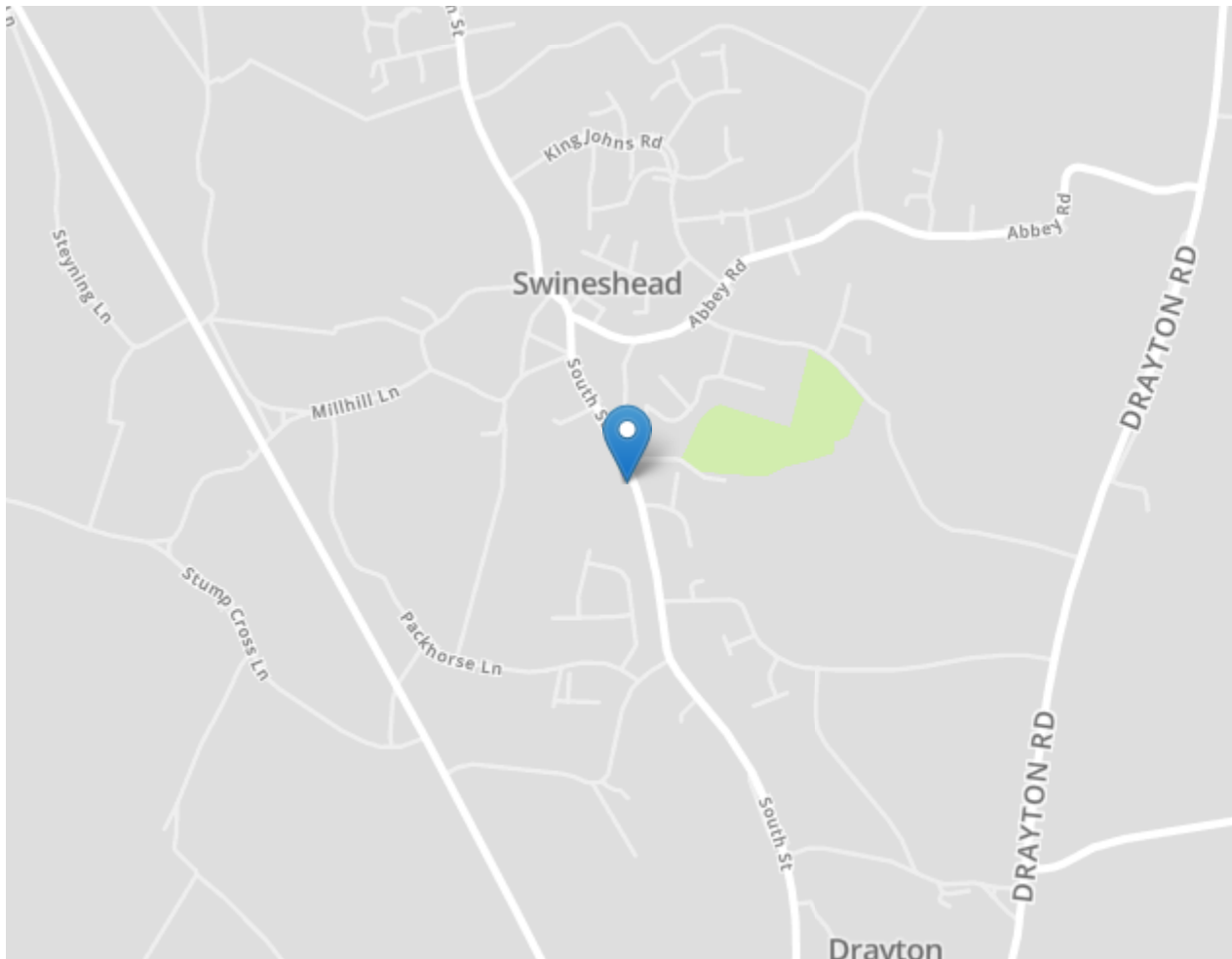
## AGENT'S NOTES

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.

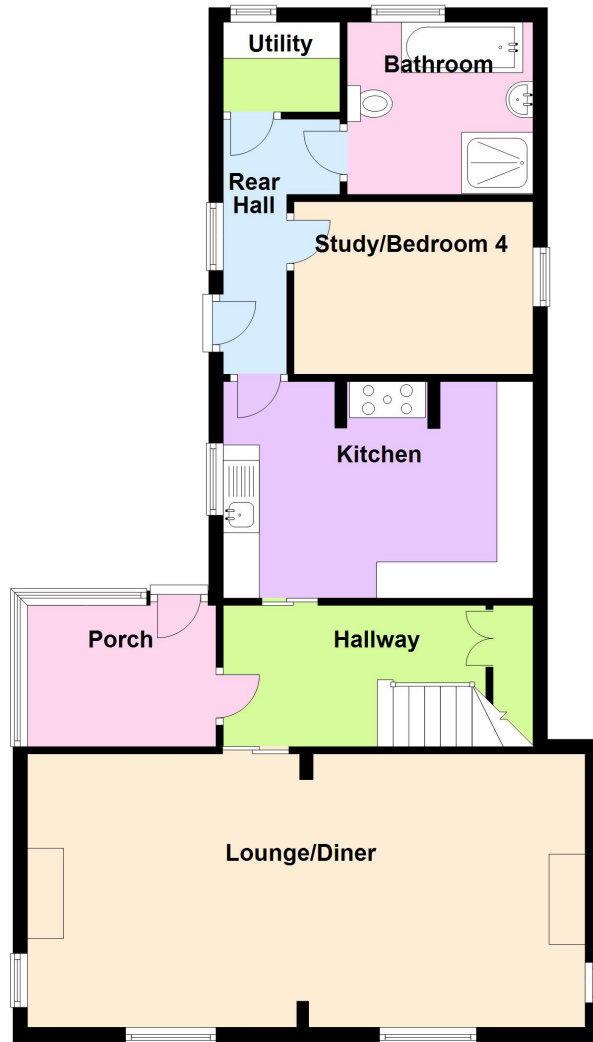
Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services 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.

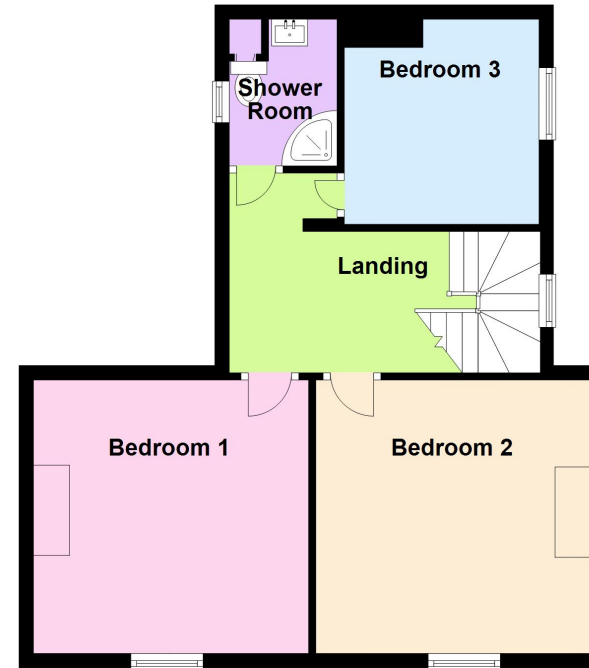


**SHARMAN BURGESS**

**Ground Floor**  
Approx. 78.2 sq. metres (841.8 sq. feet)



**First Floor**  
Approx. 50.6 sq. metres (544.9 sq. feet)



Total area: approx. 128.8 sq. metres (1386.7 sq. feet)



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