



£175,000

13 Station Road, Swineshead, Boston, Lincolnshire PE20 3LP

SHARMAN BURGESS

**13 Station Road, Swineshead, Boston,
Lincolnshire PE20 3LP
£175,000 Freehold**

ACCOMMODATION

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

ENTRANCE LOBBY

With staircase rising to first floor landing, ceiling light point.

LOUNGE

14' 5" (maximum measurement) x 11' 1" (maximum measurement) (4.39m x 3.38m)

With window to front aspect, radiator, coved cornice, ceiling light point, open fireplace with exposed brickwork hearth and surround, TV aerial point.

Situated on the outskirts of the popular and well served village of Swineshead is this well presented semi-detached property with gardens to the both the front and rear. Accommodation comprises an entrance lobby, lounge, kitchen diner, ground floor bathroom and three independent bedrooms to the first floor. Further benefits include a garage/car port to the side, gas central heating and uPVC double glazing throughout (excluding garage/car port).



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KITCHEN DINER

12' 0" x 9' 10" (3.66m x 3.00m)

With roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer unit with mixer tap, range of base level storage units and matching eye level wall units, space for twin height fridge freezer, plumbing for automatic washing machine, space for electric cooker, radiator, ceiling mounted strip light, window to rear aspect.

REAR ENTRANCE LOBBY

With obscure glazed entrance door, ceiling light point. Under stairs storage cupboard with wall mounted coat hooks, obscure glaze window, ceiling light point and shelving within.

GROUND FLOOR BATHROOM

With a three piece suite comprising a panelled bath with wall mounted Triton electric shower over, wash hand basin, push button WC, quarry tiled flooring, extended tiled splashbacks, radiator, obscure glazed window, ceiling light point.

FIRST FLOOR LANDING

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

BEDROOM ONE

17' 1" (maximum measurement) x 11' 2" (maximum measurement) (5.21m x 3.40m)

With windows to front aspect, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

14' 0" (maximum measurement) x 8' 8" (maximum measurement) (4.27m x 2.64m)
With window to rear aspect, radiator, ceiling light point, built-in linen cupboard housing the Vaillant gas central heating boiler.

BEDROOM THREE

10' 0" (maximum measurement) x 8' 0" (maximum measurement) (3.05m x 2.44m)
With window to rear aspect, radiator, ceiling light point.

EXTERIOR

The property is approached over a large gravelled driveway which provides ample off road parking and hardstanding for numerous vehicles. The property benefits from a sizeable front garden which is predominantly laid to lawn with beds and borders containing plants and shrubs. There is fencing to the front boundary and hedging to either side. As you approach the front entrance door, on the left hand side is a raised water feature with pump and to the right hand side is a lean-to garage/car port.

LEAN-TO GARAGE/CAR PORT

Providing valuable storage space and having a door to the front and a personnel door to the rear leading to the rear garden.

REAR GARDEN

Laid initially to a paved patio seating area, leading to the remainder which is predominantly laid to lawn with beds and borders containing a variety of plants and shrubs. There is low level fencing to the rear boundary and the garden is fully enclosed with additional fencing to either side. The garden is also served by outside lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

180822/BEL



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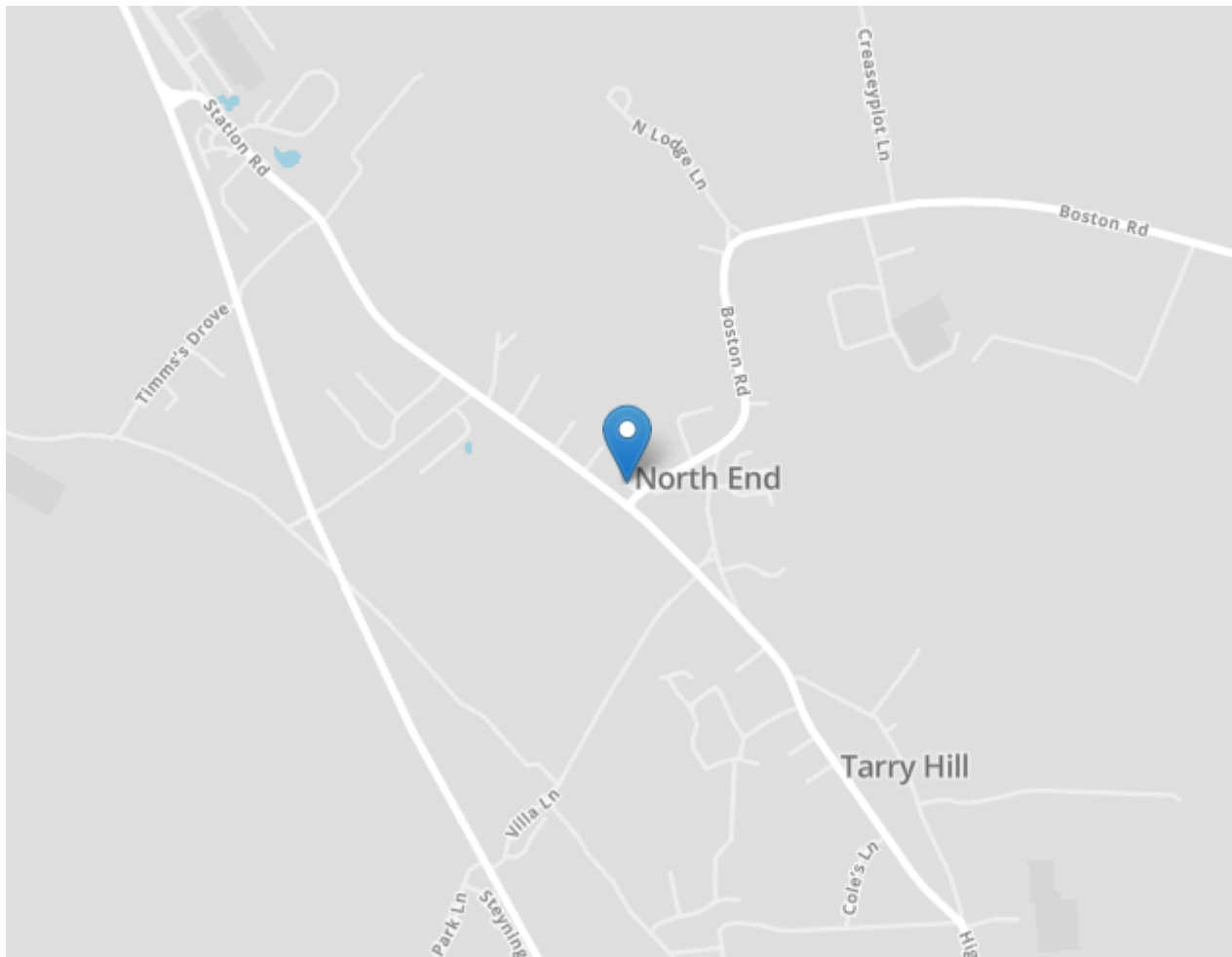
AGENT'S NOTES

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.

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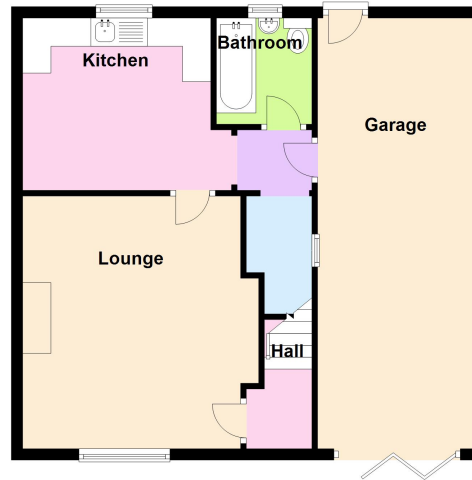
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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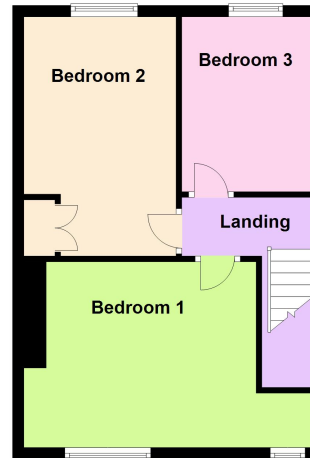
Ground Floor

Approx. 61.2 sq. metres (658.3 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



Total area: approx. 100.2 sq. metres (1078.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	86	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	