



£199,950

1 Avenue Villa, South Street, Swineshead, Boston, Lincolnshire PE20 3JD

SHARMAN BURGESS

**1 Avenue Villa, South Street, Swineshead,
Boston, Lincolnshire PE20 3JD
£199,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, coved cornice, three ceiling light points, staircase rising to first floor landing, additional staircase leading to the basement level, obscure glazed door leading to the exterior.

KITCHEN

11' 0" x 12' 10" (3.35m x 3.91m)

Being fitted with a modern kitchen comprising counter tops with inset ceramic sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for American style fridge freezer, integrated oven and grill, four ring electric hob with stainless steel fume extractor above, integrated dishwasher, coved cornice, ceiling recessed lighting, dual aspect windows, radiator. Archway through to: -

A highly versatile semi-detached property with accommodation situated over three floors, with the basement level currently being used as an additional annexe. The accommodation comprises an entrance hall, modern kitchen, lounge, well presented family bathroom. To the first floor are three bedrooms and a shower room. The basement level also has a bedroom, shower room, lounge and a utility currently used as a kitchen area. Further benefits include a driveway providing off road parking, good sized garden to the rear, gas central heating and uPVC double glazing. Viewing is highly recommended to appreciate the flexibility of the accommodation on offer.



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LOUNGE

12' 0" x 13' 3" (maximum including chimney breast) (3.66m x 4.04m)
Having dual aspect windows, coved cornice, ceiling light point with ornamental ceiling rose, TV aerial point.

GROUND FLOOR BATHROOM

12' 9" x 5' 6" (3.89m x 1.68m)
Being fitted with a well appointed three piece suite comprising WC with concealed cistern, oversized wash hand basin with range of storage beneath, free standing roll top bath with mixer tap and hand held shower attachment, extended tiled splashbacks, radiator including heated towel rail, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window.

FIRST FLOOR LANDING

Having window to rear elevation, coved cornice, ceiling light point, access to roof space.

BEDROOM ONE

9' 5" (maximum including chimney breast) x 12' 0" (2.87m x 3.66m)
Having window to front elevation, radiator, coved cornice, ceiling light point.

BEDROOM TWO

12' 0" (maximum) x 7' 1" (maximum) (3.66m x 2.16m)
Having window to front elevation, radiator, coved cornice, ceiling light point.

BEDROOM THREE

10' 7" (maximum) x 6' 6" (maximum) (3.23m x 1.98m)
Having window to rear elevation, radiator, ceiling light point.

FIRST FLOOR SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, heated towel rail, ceiling recessed lighting, extractor fan, built-in boiler cupboard housing the Worcester combination gas central heating boiler.



**SHARMAN
BURGESS** Est 1996

LOWER LEVEL

Currently used as additional annexe accommodation with its own independent access. Prospective buyers should be aware that there is reduced head height within this area of the property.

UTILITY

16' 0" (maximum) x 5' 6" (4.88m x 1.68m)

Currently used as a lower level kitchen. Having rear entrance door, counter top, sink with mixer tap, oven, extractor fan, plumbing for washing machine, plumbing for dishwasher, window to side elevation, ceiling recessed lighting.

SHOWER ROOM

Having push button WC, shower cubicle with wall mounted mains fed shower and hand held shower attachment, walls tiled to the majority, extractor fan, ceiling light point, obscure glazed window.

INNER HALLWAY

With ceiling recessed lighting.

LOUNGE

10' 5" (maximum including chimney breast) x 12' 8" (3.17m x 3.86m)

Having wall mounted electric heater, window to rear elevation, ceiling recessed lighting.

BEDROOM

11' 9" x 13' 3" (maximum including chimney breast) (3.58m x 4.04m)

Having two windows to side elevation, ceiling recessed lighting, wall mounted electric heater.

EXTERIOR

To the front, the property has a dropped kerb leading to a driveway which provides off road parking.

To the rear, the property has a paved patio seating area with additional steps leading down to the basement area. The rear garden is predominantly laid to lawn, with further concrete hardstanding area and vegetable patch towards the rear left hand corner. The garden is fully enclosed by a mixture of fencing and hedging and is served by outside lighting.

SERVICES

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

REFERENCE

29102024/28346287/SUT



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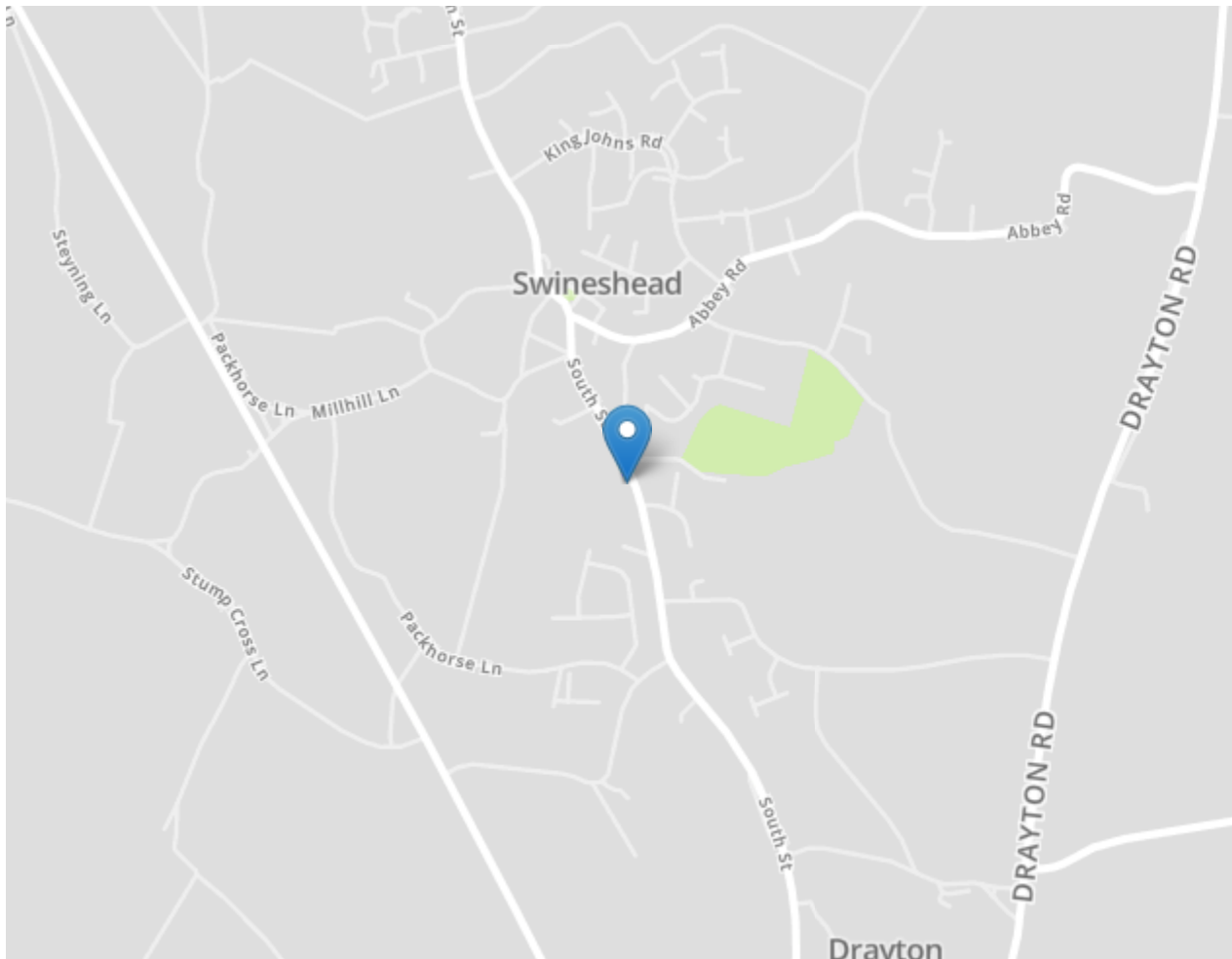
AGENT'S NOTES

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.

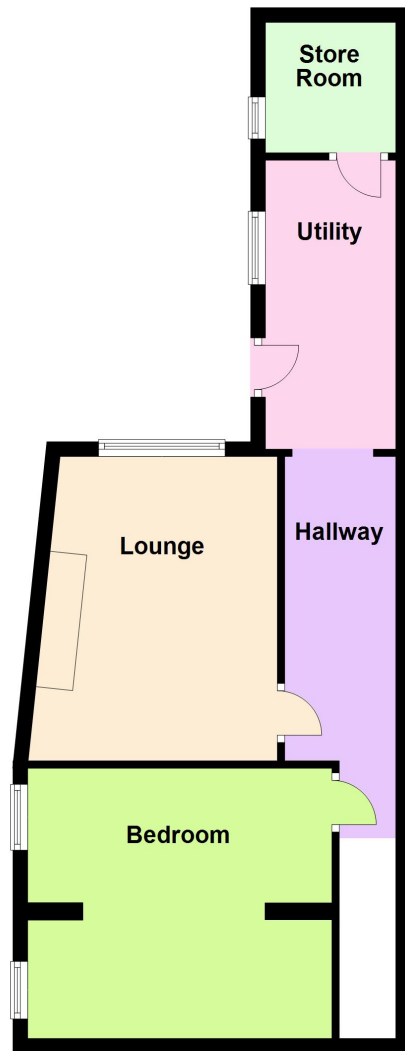
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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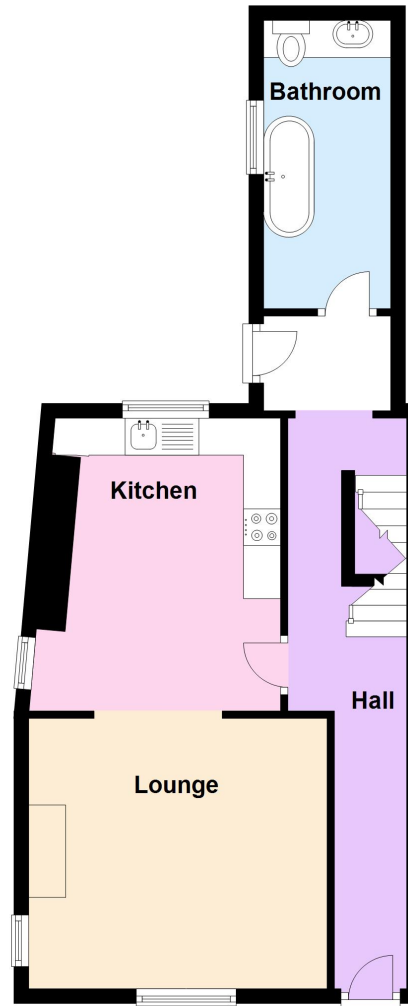
Basement

Approx. 48.7 sq. metres (523.9 sq. feet)



Ground Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



Total area: approx. 135.3 sq. metres (1456.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	