



£299,950

18 Bullens Lane, Swineshead, Boston, Lincolnshire PE20 3JQ

SHARMAN BURGESS

**18 Bullens Lane, Swineshead, Boston,
Lincolnshire PE20 3JQ
£299,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor, window to front elevation, Karndean flooring, radiator, ceiling light point, wall mounted central heating thermostat, telephone point, two ceiling light points, wall mounted door chimes, built-in cloak cupboard with coat hooks within.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising corner wash hand basin with mixer tap, push button WC, Karndean flooring, walls tiled to approximately half height, ceiling light point, obscure glazed window to side elevation.

OFFICE

9' 0" x 7' 9" (2.74m x 2.36m)

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

A large four double bed roomed detached property situated in the highly sought after village of Swineshead, benefitting from a fantastic garden room with solid roof to the rear. In full the accommodation comprises an entrance hall, open plan lounge diner, garden room, kitchen, office and ground floor cloakroom. Four double bedrooms are arranged off a first floor landing as well as a family bathroom. Further benefits include a tandem garage with electric door, driveway and an approximate westerly facing enclosed rear garden.



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KITCHEN

14' 4" (maximum) x 8' 10" (4.37m x 2.69m)

Having counter tops with tiled splashbacks, inset sink and drainer and mixer tap, range of base level storage units, drawer units and matching eye level wall units with under cupboard lighting, plumbing for automatic washing machine, integrated dishwasher, integrated four ring induction hob with stainless steel fume extractor above, integrated combination microwave oven, waist height oven and grill, Kardean flooring, ceiling light point, window to rear elevation, obscure glazed rear entrance door leading to the garden, wall mounted digital central heating timer, radiator, obscure glazed door to: -

ENTRANCE AREA

With obscure glazed door leading to the driveway, ceiling light point, personnel door to garage.

LOUNGE DINER

22' 1" (maximum) x 17' 3" (maximum) (6.73m x 5.26m)

Open plan and incorporating both lounge and dining areas, comprising Kardean flooring, dual aspect windows, two radiators, three ceiling light points, TV aerial point, feature living flame coal effect gas fireplace with fitted inset and hearth and display surround, with mantles to either side and housing for TV. Sliding patio doors through to: -

SUN ROOM

12' 9" x 11' 5" (3.89m x 3.48m)

Having dual aspect windows enjoying views over the garden, French doors leading to the garden, radiator, ceiling recessed lighting, tiled floor.

FIRST FLOOR LANDING

Having access to loft, ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

15' 5" x 10' 11" (maximum) (4.70m x 3.33m)

Having two windows to front elevation, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within.



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BEDROOM TWO

12' 11" (maximum with reduced head height) x 13' 0" (3.94m x 3.96m)

Having window to front elevation, radiator, ceiling light point, built-in single wardrobe with hanging rail and shelving within.

BEDROOM THREE

13' 0" (maximum) x 8' 10" (maximum) (3.96m x 2.69m)

Having window to rear elevation, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

BEDROOM FOUR

9' 5" (maximum) x 10' 0" (maximum) (2.87m x 3.05m)

Having window to rear elevation, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

BATHROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin, bath with wall mounted electric shower above and fitted shower screen, tiled floor, fully tiled walls, obscure glazed window to rear elevation, heated towel rail, ceiling light point.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to the driveway which provides ample off road parking and hardstanding as well as vehicular access to the garage. There front garden is laid to areas of lawn, with low level hedging to the front boundary. A gravelled and paved area leads to the front entrance door. The driveway is served by outside lighting.

TANDEM GARAGE

9' 1" x 25' 3" (maximum) (2.77m x 7.70m)

Having electric up and over door, served by power and lighting, window to rear elevation, housing the wall mounted Worcester gas central heating boiler and electric fuse box.

REAR GARDEN

Enjoying a pleasant approximately westerly facing aspect and initially comprising an Indian sandstone paved patio seating area, leading to the remainder of the garden which is predominantly laid to lawn. The garden is enclosed by a mixture of fencing and hedging and is served by an external tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

08052025/29027809/BRO



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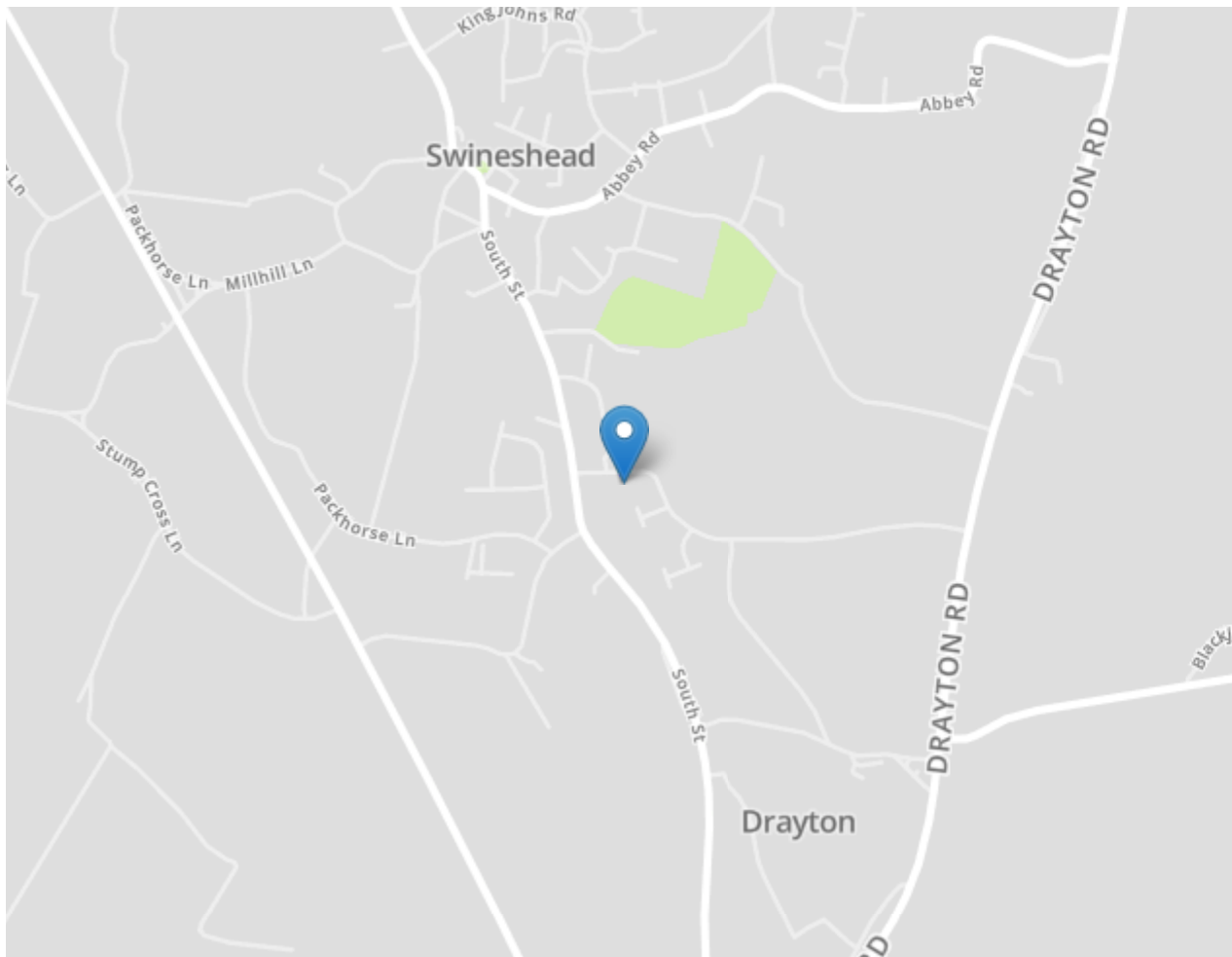
AGENT'S NOTES

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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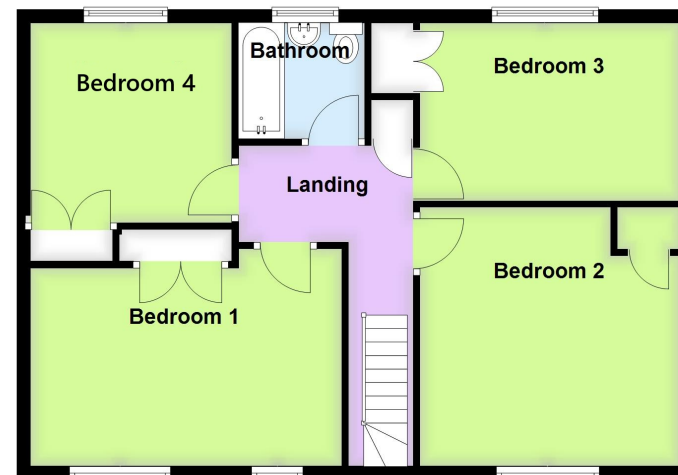
Ground Floor

Approx. 98.0 sq. metres (1055.3 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.4 sq. feet)



Total area: approx. 164.1 sq. metres (1766.7 sq. feet)

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