



£275,000

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

SHARMAN BURGESS

**20 Bullens Lane, Swineshead, Boston,
Lincolnshire PE20 3JQ
£275,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With uPVC double glazed front entrance door, radiator, telephone point, open staircase leading off.

CLOAKROOM

Having WC, hand basin with tiled splashback, radiator, extractor fan.

LOUNGE/DINING ROOM

27' 10" x 12' 1" (maximum width) narrowing to 9' 1" (minimum) (8.48m x 3.68m narrowing to 2.77m)

Featuring log burner set within stone fireplace, TV aerial point, telephone point, two radiators, bow window providing views over open fields to the front, uPVC double glazed sliding patio door to rear garden.

A deceptively spacious, individual detached four bedroomed family house situated in this popular village location and being offered for sale with NO ONWARD CHAIN. Comprises entrance hall, open plan lounge/dining room, fitted dining kitchen with integrated appliances, utility room, large family bathroom. Gas central heating, uPVC double glazed windows and doors. Garage and driveway, fully enclosed rear garden.



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DINING KITCHEN

15' 4" x 11' 8" (4.67m x 3.56m)

Having fitted work surfaces complimented by tiled splashbacks and inset single drainer sink unit, range of base cupboards and drawers with matching wall mounted cupboards having concealed work surface lighting beneath, tall storage cupboard, wine rack, Hotpoint electric ceramic hob with fume extractor hood above, Neff combination microwave/conventional oven in addition to a fan assisted electric oven both set in housing unit, space for dishwasher (plumbing in garage), radiator, recessed spot lighting to ceiling, tiled floor.

REAR ENTRANCE LOBBY

Of brick construction with uPVC double glazed windows and rear entrance door, tiled floor.

UTILITY ROOM

8' 8" x 8' 5" (2.64m x 2.57m)

Having fitted work surfaces with cupboards and drawers beneath, matching wall mounted cupboards, tall storage unit, butler sink, plumbing for automatic washing machine, Tapworks water softener, radiator, tiled floor, fluorescent strip light.

STAIRS AND LANDING

Having radiator, built-in airing cupboard housing the Worcester wall mounted gas central heating boiler, access to the partially boarded roof space.

BEDROOM ONE (REAR)

21' 0" x 10' 2" (6.40m x 3.10m)

Having two radiators, TV aerial point, vanity unit incorporating hand basin with light above, range of bedroom furniture which can be included within the sale, if required.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO (FRONT)

12' 1" x 11' 10" (3.68m x 3.61m)

With radiator.

BEDROOM THREE (REAR)

15' 6" x 9' 4" (4.72m x 2.84m)

With radiator.

BEDROOM FOUR (FRONT)

12' 0" x 8' 6" (3.66m x 2.59m)

With radiator.

FAMILY BATHROOM

11' 10" x 9' 11" (minimum) (3.61m x 3.02m)

Having partially tiled walls together with tiled floor, corner bath with shower hose fitment, vanity unit incorporating hand basin with mirror and lighting above, tiled shower cubicle with built-in mixer shower having both rain shower head and hose fitment, WC, radiator, extractor fan, recessed spotlighting to ceiling, electric shaver point.

EXTERIOR

The property occupies a corner plot with open plan design lawned garden to the front incorporating flower and shrub beds and served by exterior wall lighting.

To the rear the property enjoys the benefit of a fully enclosed garden which is principally laid out lawn, complimented by a paved patio and served by exterior lighting and an outside cold water tap. Vehicular access is at the rear from Swinn Close and double gates open onto a gravelled driveway which provides parking space in addition to access to the: -

INTEGRAL GARAGE

21' 0" x 8' 6" (minimum) (6.40m x 2.59m)

Having electric remote roller door, seven power points, fluorescent strip light.

SERVICES

Mains water, electricity, gas and drainage are connected. The property is served by a gas central heating system. External windows and doors are uPVC double glazed and the property is also fitted with PVC soffits and fascias for ease of maintenance.

AGENTS NOTE

Prospective purchasers should be aware that the property is subject to a Grant of Probate, further details of which are available from the Agents.

REFERENCE

03052024/25497819/BOS



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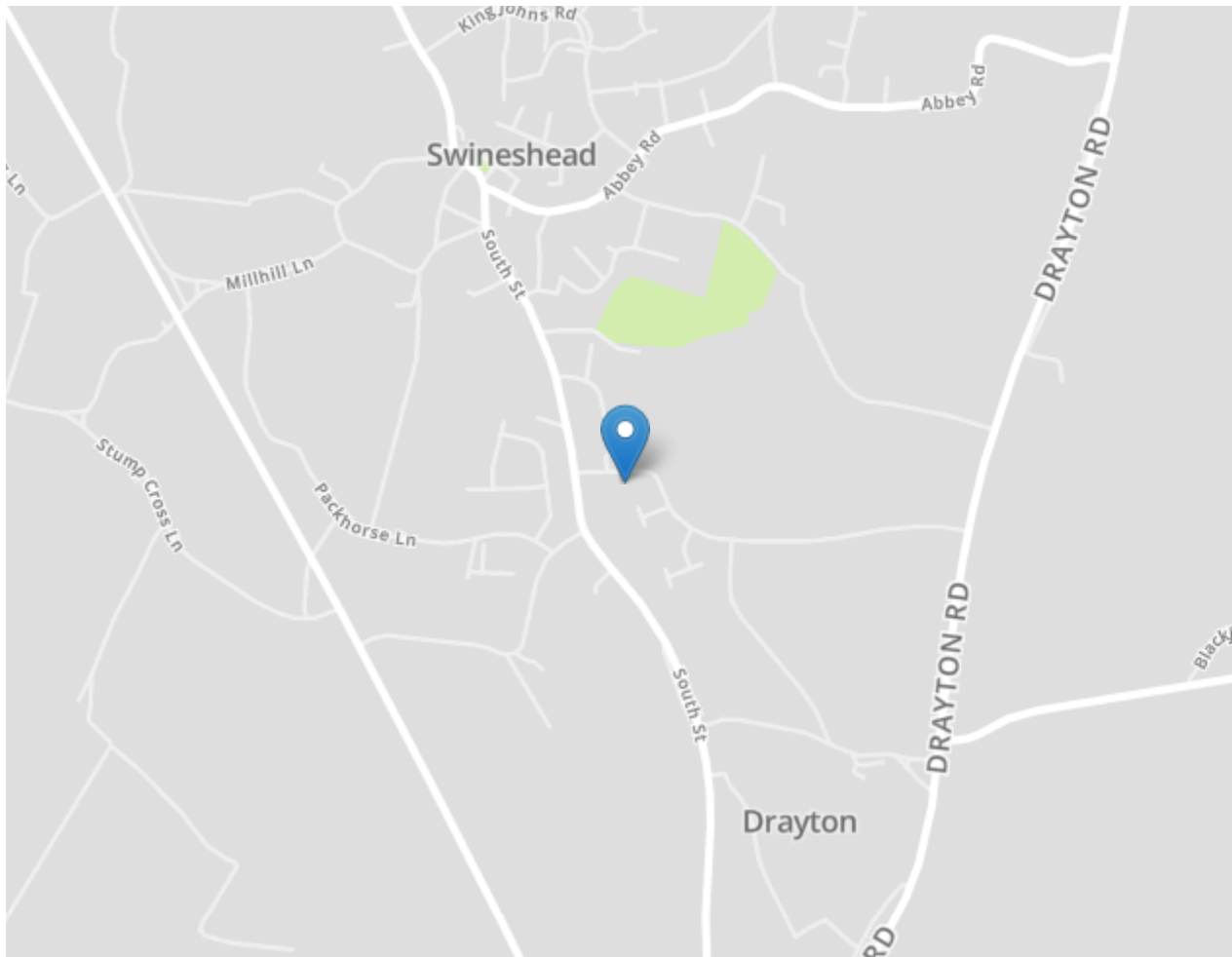
AGENT'S NOTES

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.

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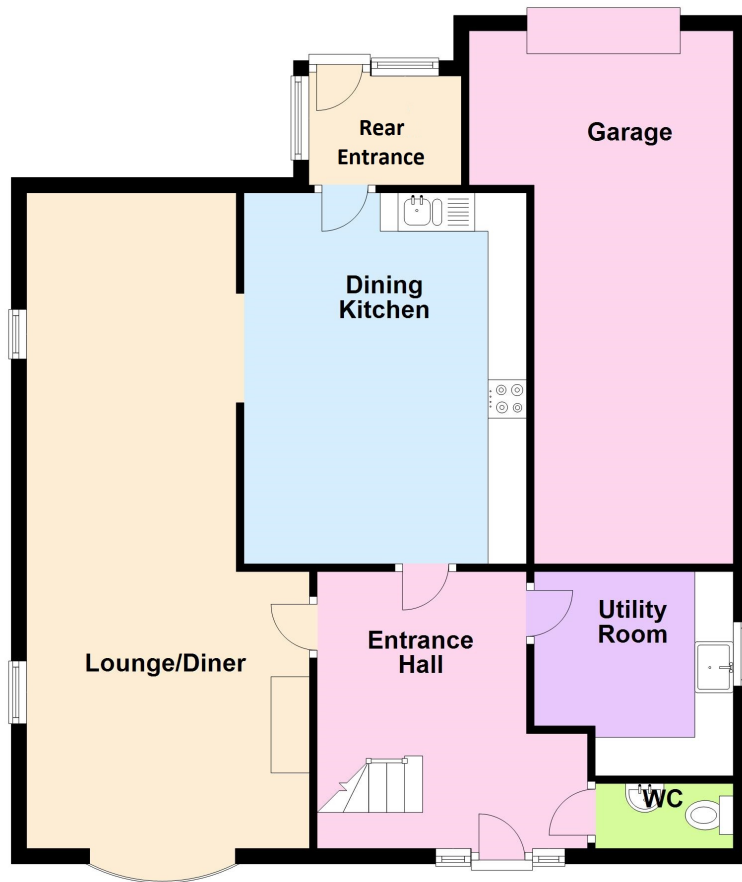
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 89.2 sq. metres (960.1 sq. feet)



First Floor

Approx. 83.3 sq. metres (896.5 sq. feet)



Total area: approx. 172.5 sq. metres (1856.6 sq. feet)



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