



**£390,000**

Fir Tree Cottage, North End, Swineshead, Boston, Lincolnshire PE20 3NA

**SHARMAN BURGESS**

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Boston, Lincolnshire PE20 3NA  
£390,000 Freehold**

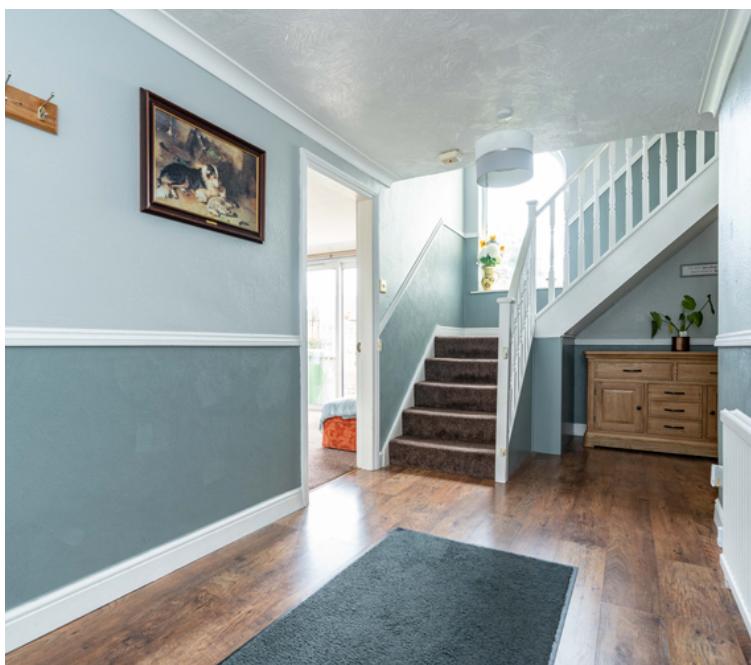
**ACCOMMODATION**

**ENTRANCE PORCH**

Having front entrance door, tiled floor, dual aspect windows to both sides and front aspect, wall mounted lighting, further obscure glazed door leading through to: -

**ENTRANCE HALL**

Having staircase rising to first floor landing, wood effect laminate flooring, dado rail, coved cornice, ceiling light point, additional wall light points, radiator, wall mounted Hive central heating thermostat, wall mounted coat hooks, electric consumer unit.



A large detached family home situated on the outskirts of the popular village of Swineshead with a plot size approaching 1/3 of an Acre (s.t.s). The accommodation comprises an entrance hall, lounge, dining room, conservatory, kitchen with walk-in pantry and a utility room. To the first floor are five bedrooms arranged off a galleried landing with bedroom one having a large four piece en-suite and a walk-in wardrobe. There is also a first floor family bathroom. Further benefits include gas central heating and brick and pantile outbuilding providing garage and workshop. The property is offered for sale with NO ONWARD CHAIN.



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## LOUNGE

18'5" x 10'9" (5.61m x 3.28m) (both maximum measurements)  
Having sliding patio doors leading out to the rear, window to front aspect, arched window to side aspect, two radiators, coved cornice, ceiling light point with ornamental ceiling rose, wall mounted lighting, TV aerial point, living flame coal effect gas fireplace with fitted hearth, inset and display surround.

## DINING ROOM

15'6" (maximum measurement into bay window) x 13'5"  
(maximum measurement including chimney breast) (4.72m x 4.09m)

Having a feature bay window to front aspect, coved cornice, wall mounted lighting, radiator, feature open fireplace with fitted hearth, cast iron inset and a display surround.

## KITCHEN

15'7" x 14'6" (4.75m x 4.42m) (both maximum measurements)  
Having solid wooden work surfaces, ceramic one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units, matching eye level wall units with eye level corner display shelving and wall mounted glazed display cabinets, kickboard low level LED lighting, plumbing for dishwasher, space for American style fridge freezer, Rangemaster professions delux range with decorative glass splashback and wall mounted illuminated fume extractor above, ceiling recessed lighting, two ceiling light points, dual aspect windows to both sides of the property, tiled floor, radiator, breakfast bar providing seating space.



#### WALK-IN PANTRY

Having counter tops with base level storage units, wall mounted shelving, ceiling light point, obscure glazed window to side aspect, tiled floor.

#### SIDE ENTRANCE LOBBY

With door leading to the exterior, tiled floor, wall mounted storage cupboards, ceiling light point.

#### INNER LOBBY

Accessed from the Kitchen. Having ceiling light point, door to:-

#### UTILITY ROOM

12'2" x 6'6" (3.71m x 1.98m)

Having roll edge work surfaces, stainless steel circular sink with matching drainer and mixer tap, base level storage units, matching eye level wall units, spaces for standard height fridge and freezer, plumbing for automatic washing machine, space for condensing tumble dryer, ceiling light point, obscure glazed window to side aspect, wall mounted Worcester gas central heating boiler, WC.



#### FIRST FLOOR GALLERIED LANDING

Having feature arched window to rear aspect, wall mounted lighting, dado rail, coved cornice, access to roof space, airing cupboard housing the hot water cylinder and slatted linen shelving.



#### **BEDROOM ONE**

15' 8" x 15' 8" (4.78m x 4.78m) (both maximum measurements)  
Having two windows, radiator, coved cornice, ceiling light point, built-in bedroom furniture with bedside drawers and shelving, wardrobes with hanging rails within and overhead storage lockers. Walk-in wardrobe with shelving and light point within.

#### **EN-SUITE BATHROOM**

9' 10" x 6' 5" (3.00m x 1.96m) (both maximum measurements)  
Having a four piece suite comprising bath, pedestal wash hand basin, WC, shower cubicle with wall mounted Triton electric shower and shower screen, radiator, coved cornice, ceiling recessed lighting, obscure glazed window, fully tiled walls.

#### **BEDROOM TWO**

13' 3" x 11' 4" (4.04m x 3.45m) (both maximum measurements)  
Having window to front aspect, radiator, coved cornice, ceiling light point.

#### **BEDROOM THREE**

10' 9" x 8' 5" (3.28m x 2.57m) (both maximum measurements)  
Having window to front aspect, radiator, coved cornice, ceiling light point.

#### **BEDROOM FOUR**

10' 9" x 8' 5" (3.28m x 2.57m) (both maximum measurements)  
Having window to side and rear aspects, radiator, coved cornice, ceiling light point.

#### **BEDROOM FIVE**

9' 8" x 6' 3" (2.95m x 1.91m)  
Having window to side aspect, radiator, coved cornice, ceiling light point.



**SHARMAN  
BURGESS**

Est 1996

#### FAMILY BATHROOM

Having a three piece suite comprising pedestal wash hand basin, WC, corner panelled bath with wall mounted Triton electric shower above, walls tiled to the majority, obscure glazed window, coved cornice, ceiling recessed lighting, radiator.

#### EXTERIOR

The property sits on a plot approaching 1/3 of an Acres (s.t.s) and is approached over a driveway which provides off road parking and turning space. The gardens sits predominantly to the side and rear of the property, with the immediate rear benefitting from a paved seating area with raised wall planter. There is a further paved patio seating space and large sections of lawns interspersed with flower and shrub borders. The gardens also house a large greenhouse which is to be included within the sale. The final and largest section of lawn is situated to the rear and includes two established trees. The gardens are enclosed by a mixture of fencing and hedging and are served by an outside tap and lighting.

#### BRICK & PANTILE OUTBUILDING

Providing garage space served by double doors and a workshop with fitted work benches. Both areas are served by power and lighting.

#### SERVICES

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

#### REFERENCE

26356214/25052023/TAY



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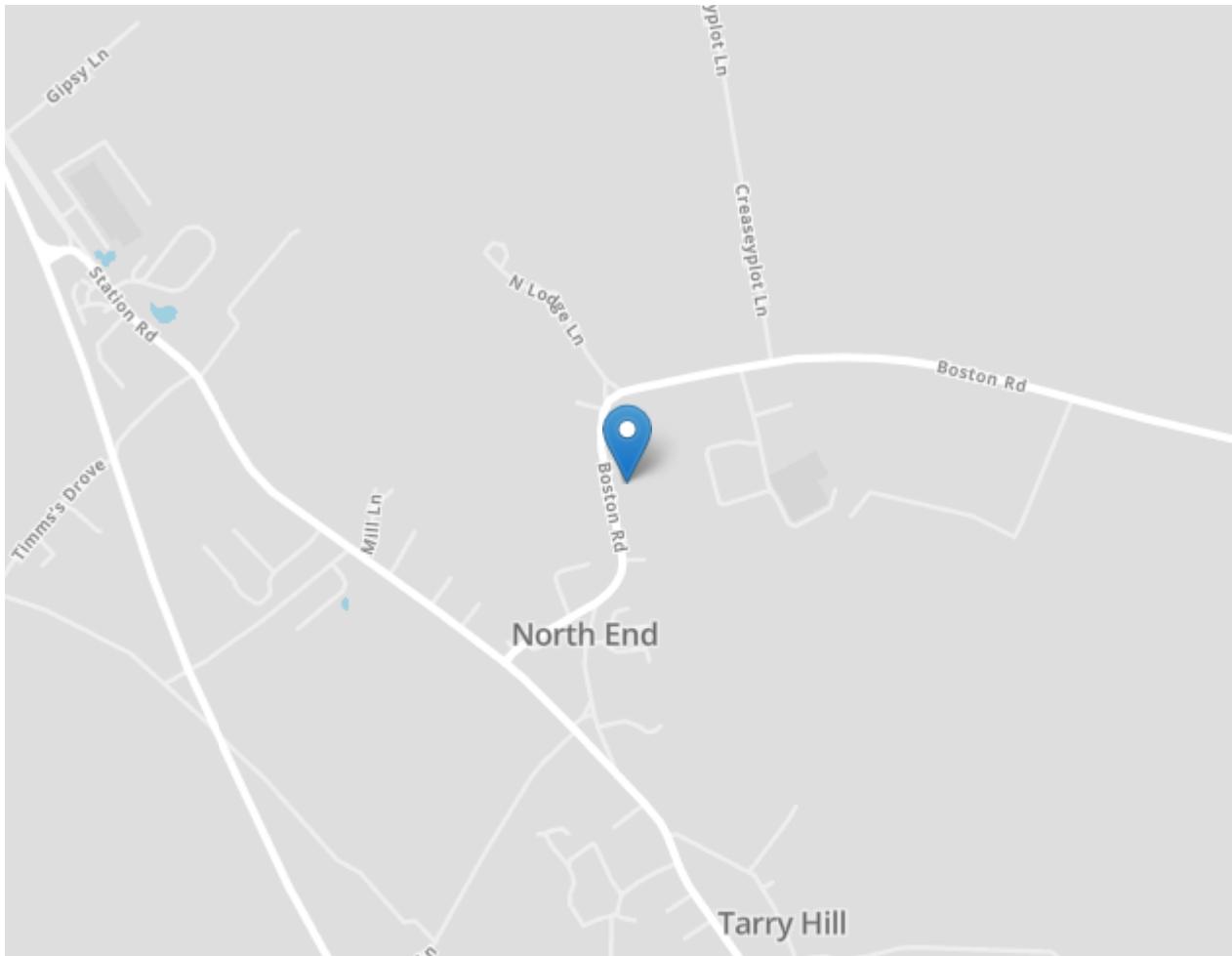
#### AGENT'S NOTES

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. 110.6 sq. metres (1190.3 sq. feet)



**First Floor**  
Approx. 89.0 sq. metres (958.0 sq. feet)



Total area: approx. 199.6 sq. metres (2148.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		77
(81-91)	B		56
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			