



**£325,000**

Florida, 16 Abbey Road, Swineshead, Boston, Lincolnshire PE20 3EN

**SHARMAN BURGESS**



**Florida, 16 Abbey Road, Swineshead, Boston,  
Lincolnshire PE20 3EN  
£325,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially obscure glazed front entrance door with obscure glazed windows to either side, staircase rising to first floor landing, radiator, wall mounted central heating thermostat, coved cornice, ceiling light point, wall mounted door chime.

**GROUND FLOOR CLOAKROOM**

Having a two piece suite comprising wall mounted wash hand basin with tiled splashbacks, push button WC. Tiled flooring, radiator, ceiling recessed lighting, extractor fan, window to side aspect.

A large detached family home being offered for sale with NO ONWARD CHAIN, having recently had the majority of the floor coverings replaced as well as having been redecorated throughout. The generous sized living accommodation comprises an entrance hall, ground floor cloakroom, lounge with log burner, dining room, L-shaped extensively fitted kitchen with granite work surfaces, fitted Range cooker and other integrated appliances included. To the first floor are five bedrooms, with bedroom one benefitting from a four piece en-suite, in addition to a four piece family bathroom. Further benefits include a block paved driveway, single garage with electric roller door and EV charging point, gas central heating, uPVC double glazing and gardens to the front, side and rear.



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### LOUNGE

14' 4" (maximum measurement taken into bay window) x 12' 0" (maximum measurement) (4.37m x 3.66m)

Having feature bay window to front aspect, additional window to side aspect, radiator, coved cornice, ceiling light point, additional wall light point, TV aerial point, feature fitted multi fuel burner with exposed brickwork hearth, glazed double doors through to: -

### DINING ROOM

14' 0" (maximum measurement taken into bay window) x 11' 9" (4.27m x 3.58m)

Also accessed from entrance hall. Having feature bay window to side aspect, two radiators, coved cornice, ceiling light point, open plan archway through to: -

### KITCHEN

20' 5" (maximum measurement) x 15' 9" (maximum measurement) (6.22m x 4.80m) (L-shaped Room with measurements including adjoining archway)

Also accessed from entrance hall. Having granite work surfaces with integrated stainless steel sink with mixer tap, range of base level storage units, drawer units and wall units, gas and electric Range oven (to be included within the sale) with extractor fan above, integrated dishwasher, integrated washing machine, integrated microwave, American style fridge freezer (to be included within the sale), tiled flooring, radiator, coved cornice, ceiling recessed lighting and additional light point, two radiators, triple aspect windows, partially obscure glazed door to: -



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#### **COVERED SIDE PASSAGE**

Having doors to both front and rear aspects, personnel door to garage.

#### **FIRST FLOOR LANDING**

Having coved cornice, access to roof space, ceiling light point with additional ceiling recessed lighting, radiator.

#### **BEDROOM ONE**

12' 0" x 12' 0" (3.66m x 3.66m)

Having window to side aspect, radiator, coved cornice, ceiling light point.

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

11' 4" x 6' 10" (3.45m x 2.08m)

Having a four piece suite comprising push button WC, pedestal wash hand basin with mixer tap, jacuzzi bath with mixer tap, shower cubicle with wall mounted mains fed shower and fitted shower screen. Fully tiled walls, coved cornice, ceiling recessed lighting, extractor fan, electric shaver point, heated towel rail.

#### **BEDROOM TWO**

12' 0" x 11' 1" (3.66m x 3.38m)

Having dual aspect windows, radiator, coved cornice, ceiling light point.

#### **BEDROOM THREE**

13' 3" (maximum measurement) x 9' 0" (maximum measurement) (4.04m x 2.74m)

Having two windows to front aspect, radiator, coved cornice, ceiling light point.







#### **BEDROOM FOUR**

8' 10" (maximum measurement) x 8' 6" (maximum measurement) (2.69m x 2.59m)

Having window to front aspect, radiator, coved cornice, ceiling light point.

#### **BEDROOM FIVE**

9' 3" (maximum measurement including built-in wardrobes) x 8' 1" (maximum measurement including built-in wardrobes) (2.82m x 2.46m)

Having window to rear aspect, radiator, coved cornice, ceiling light point, built-in bedroom furniture including single wardrobe with hanging rail and shelving within and over bed storage cupboards.

#### **FAMILY BATHROOM**

11' 9" (maximum measurement) x 8' 6" (maximum measurement) (3.58m x 2.59m)

Having four piece suite comprising shower cubicle with mains fed shower and fitted shower screen, jacuzzi bath with mixer tap, push button WC, pedestal wash hand basin with mixer tap. Two heated towel rails, coved cornice, ceiling recessed lighting, obscure glazed window, extractor fan, airing cupboard housing the hot water cylinder.

#### **EXTERIOR**

To the front, the property is approached over a block paved driveway which provides ample off road parking, with lawned front garden and low level brick wall to the front boundary.



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### **GARAGE**

17' 6" (maximum measurement) x 9' 2" (maximum measurement) (5.33m x 2.79m)  
Having electric remote controlled roller door, housing the electric consumer unit and wall mounted Worcester gas central heating boiler, EV charging point, served by power and lighting.

The property benefits from gardens to both the side and rear. The side garden is predominately laid to grass and houses a timber garden shed which is to be included within the sale. The rear garden benefits from a block paved seating area which provides outside entertaining space. The gardens are enclosed to the majority with fencing and served by outside lighting.

### **SERVICES**

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

### **REFERENCE**

27070486/19122023/HAR



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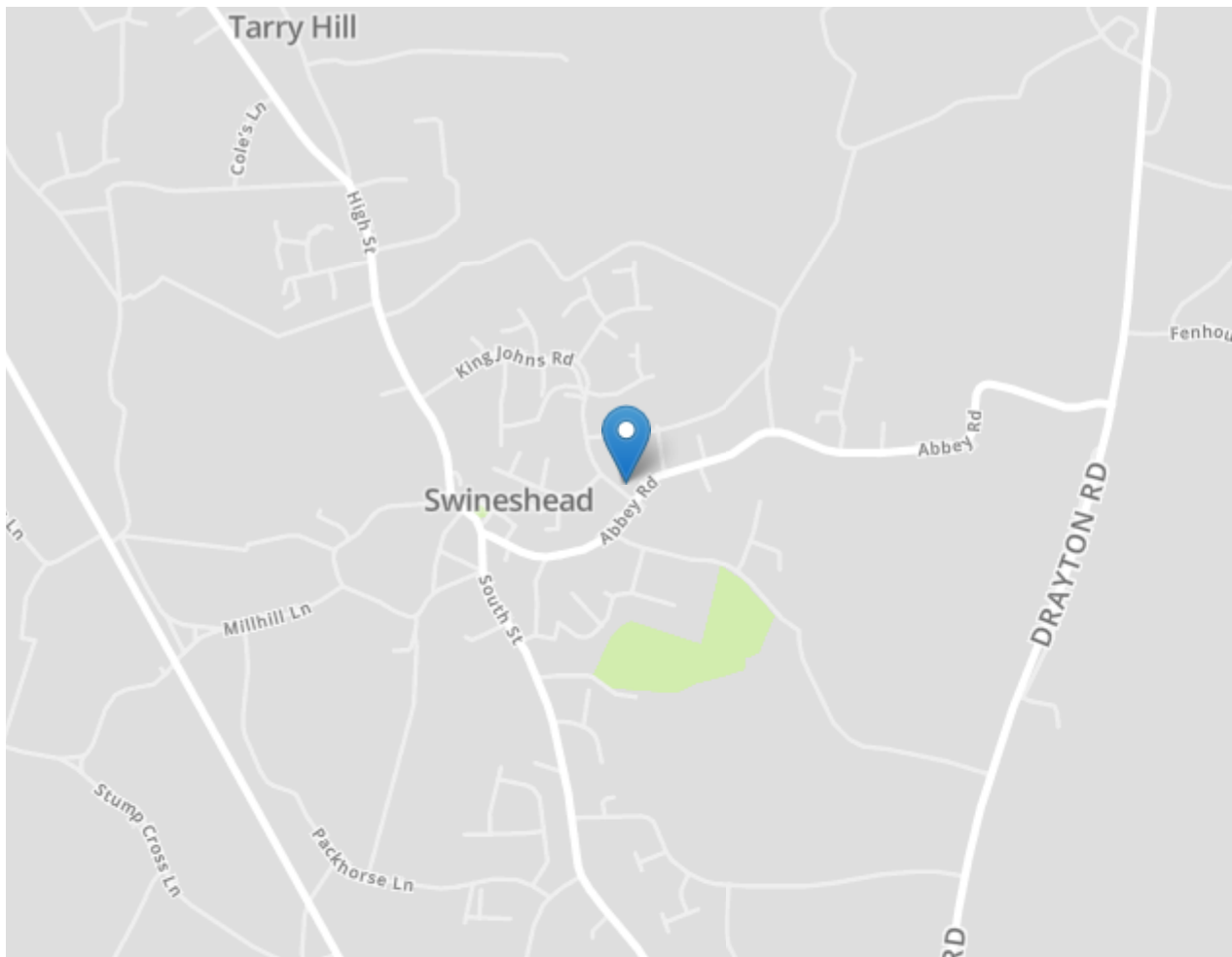
## AGENT'S NOTES

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.

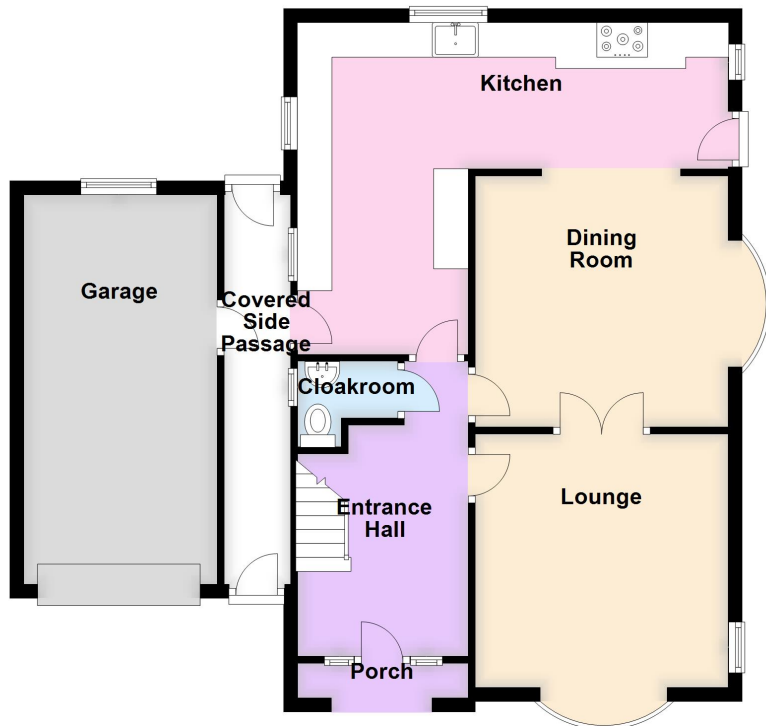


**SHARMAN BURGESS**



### Ground Floor

Approx. 82.9 sq. metres (892.3 sq. feet)



### First Floor

Approx. 81.0 sq. metres (871.4 sq. feet)



Total area: approx. 163.8 sq. metres (1763.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC