



£225,000

12 St Marys Crescent, Swineshead, Boston, Lincolnshire PE20 3JF

SHARMAN BURGESS

**12 St Marys Crescent, Swineshead, Boston,
Lincolnshire PE20 3JF**
£225,000 Freehold

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with coloured glass detailing, electric night storage radiator, coved cornice, ceiling light point.

CLOAKROOM

Being fitted with a WC, obscure glazed window to rear elevation, electric radiator.

DINING ROOM

8' 0" (maximum) x 11' 7" (maximum) (2.44m x 3.53m)

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



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KITCHEN

10' 8" (maximum) x 11' 0" (maximum into recess) (3.25m x 3.35m)

Having wooden work surfaces with inset one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units with glazed display cabinets, coved cornice, ceiling light point, electric night storage radiator, door to: -

REAR ENTRANCE UTILITY

Having plumbing for automatic washing machine, space for fridge or freezer, electric night storage radiator, dual aspect windows, rear entrance door.

LOUNGE

11' 0" (maximum including chimney breast) x 16' 7" (3.35m x 5.05m)

Having window to front elevation, coved cornice, ceiling light point, TV aerial point, feature fireplace with fitted multi-fuel burner with tiled hearth and display surround with mantle above.

INNER HALLWAY

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

BEDROOM ONE

12' 0" (maximum) x 10' 8" (maximum) (3.66m x 3.25m)

Having window to rear elevation, access to loft space, ceiling light point.

BEDROOM TWO

10' 0" x 9' 0" (3.05m x 2.74m)

Having window to front elevation, electric night storage radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

FAMILY BATHROOM

Being fitted with a three piece suite comprising bath with Triton electric shower above, wash hand basin, WC, walls tiled to approximately half height and extended tiled splashbacks, obscure glazed window to side elevation, wall mounted electric heater, additional electric heated towel rail.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a driveway which provides off road parking. The front garden is laid to shaped lawns with mature flower and shrub borders.

FORMER GARAGE/STORE

Having up and over door.

REAR GARDEN

Having been developed and maintained by the current vendors over a number of years to provide various areas of interest, with walkways and well established flower and shrub borders and seating areas. The garden houses a timber summer house and approx 6ft x 8ft greenhouse, which are to be included in the sale. The garden is enclosed by a mixture of fencing and hedging and is served by outside lighting.

SERVICES

Mains water, electricity and drainage are connected.

REFERENCE

14112025/29717224/HAR



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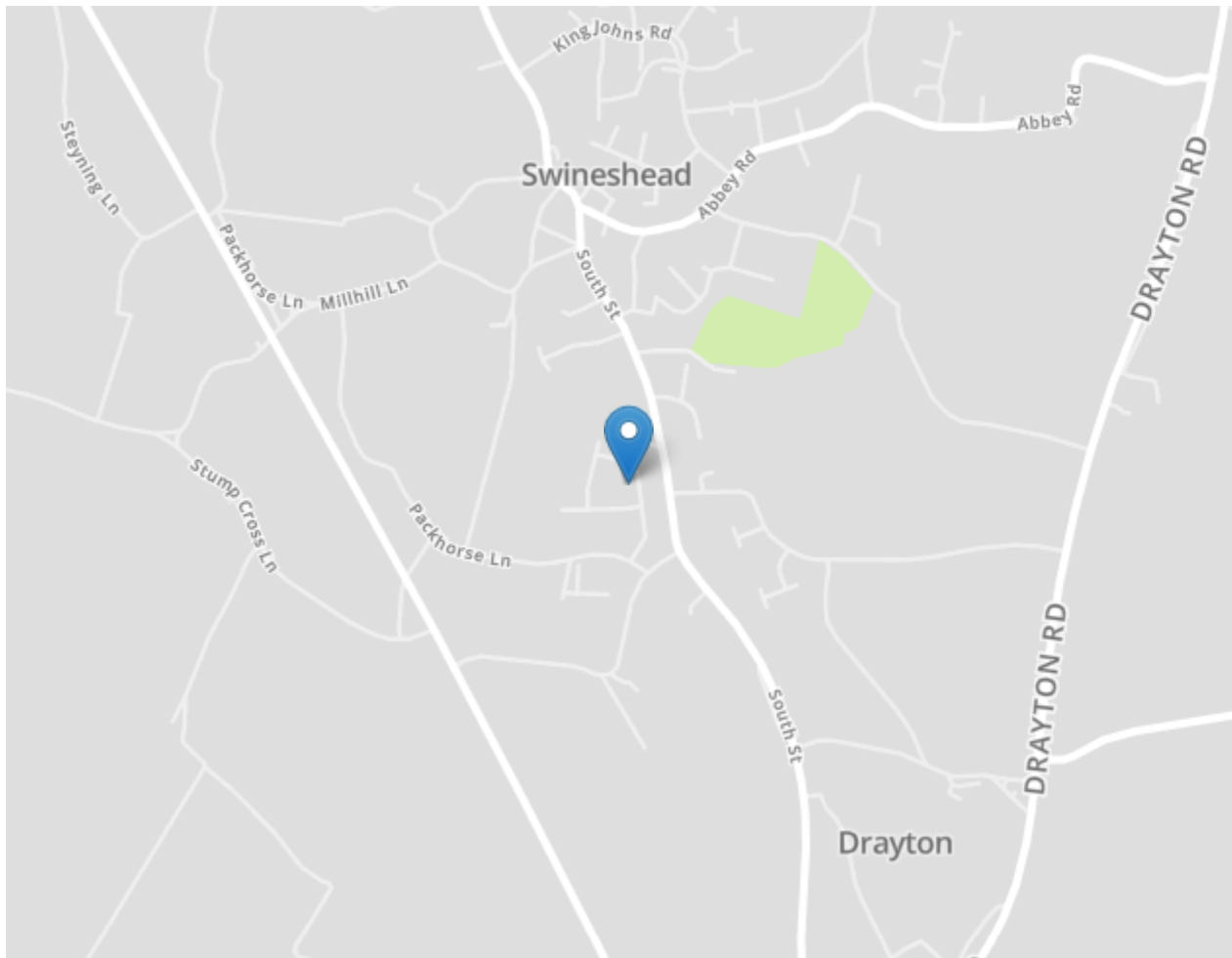
AGENT'S NOTES

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.

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.

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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.



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Ground Floor

Approx. 81.1 sq. metres (872.9 sq. feet)



Total area: approx. 81.1 sq. metres (872.9 sq. feet)

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