



**£175,000**

61 Swineshead Road, Wyberton Fen, Boston, Lincolnshire PE21 7JG

**SHARMAN BURGESS**

**61 Swineshead Road, Wyberton Fen, Boston,  
Lincolnshire PE21 7JG  
£175,000 Freehold**

A detached bungalow situated on a corner plot in need of refurbishment and improvement, offered for sale with NO ONWARD CHAIN. The accommodation comprises a central hallway, lounge, kitchen diner with pantry, three independent bedrooms and a shower room. Further benefits include a driveway to the rear.

#### ACCOMMODATION

##### ENTRANCE HALL

With partially obscure glazed front entrance door, radiator, dado rail, coved cornice, ceiling light point, door to: -

##### LOUNGE

17' 2" (maximum measurement into bay window) x 11' 5" (5.23m x 3.48m)

With bay window to front aspect, radiator, coved cornice, ceiling light point, fireplace with tiled hearth and display surround.



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#### **KITCHEN DINER**

11' 4" x 11' 4" (3.45m x 3.45m) (both maximum measurements)  
Having counter tops, stainless steel sink and drainer unit with mixer tap, base level storage units, wall units, space for electric cooker, window to side aspect, radiator, ceiling mounted strip light, floor mounted gas central heating boiler.

#### **WALK-IN PANTRY**

With plumbing for washing machine, wall mounted electric fuse box and gas meter.

#### **REAR ENTRANCE LOBBY**

Having wall mounted coat hooks, ceiling light point.

#### **REAR ENTRANCE LEAN-TO**

Giving access to the former coal store and former WC.

#### **BEDROOM ONE**

12' 10" x 11' 5" (3.91m x 3.48m) (both maximum measurements)  
With bay window to the front aspect, radiator, ceiling light point.

#### **BEDROOM TWO**

11' 2" x 11' 5" (3.40m x 3.48m) (both maximum measurements)  
With window to side aspect, radiator, ceiling light point.

#### **BEDROOM THREE**

11' 5" x 9' 10" (3.48m x 3.00m) (both maximum measurements)  
With window to rear aspect, radiator, ceiling light point.



**SHARMAN  
BURGESS** Est 1996

### SHOWER ROOM

Having a three piece suite comprising a shower cubicle with wall mounted electric shower within, WC, pedestal wash hand basin, airing cupboard housing the hot water cylinder, obscure glazed window, radiator, ceiling light point, access to roof space.

### EXTERIOR

The bungalow sits on a corner plot, with large garden to the front and side laid predominantly to shaped lawns with flower and shrub borders. The driveway is accessed from Wortleys Lane and provides hardstanding and off road parking. There is a further section to the rear of the bungalow which is laid to hardstanding and houses a 6ft x 8ft greenhouse which is to be included within the sale.

### SERVICES

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

### AGENTS NOTE

Prospective purchasers should be aware that this property is offered for sale subject to a Grant of Probate. Further information is available from the selling agent upon request.

### REFERENCE

25311933/03022023/BEN



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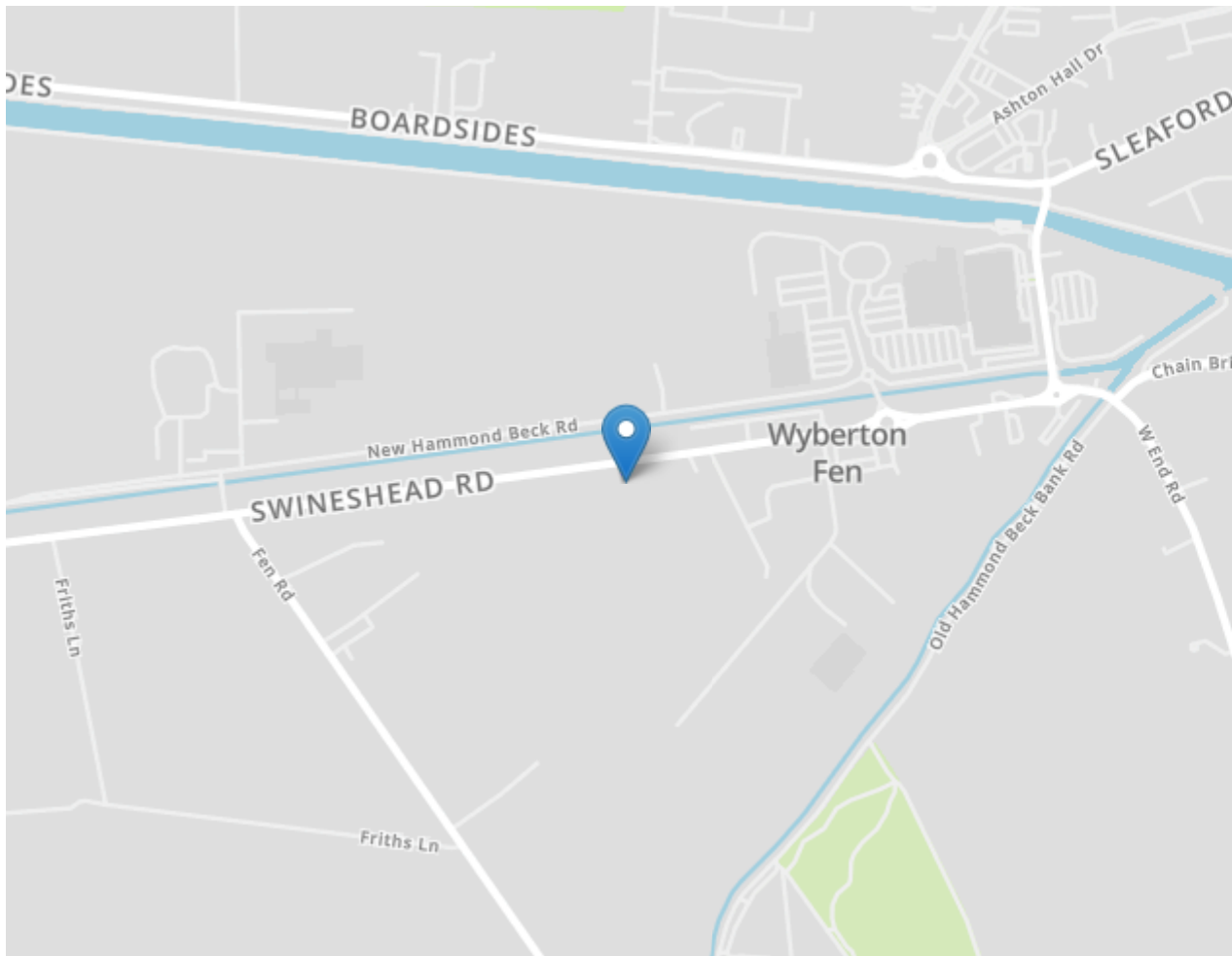
## AGENT'S NOTES

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. 102.5 sq. metres (1102.8 sq. feet)



Total area: approx. 102.5 sq. metres (1102.8 sq. feet)



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www.sharmanburgess.co.uk



| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92-100)   | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         | 84        |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> | 57                      |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| England, Scotland & Wales                          |          | EU Directive 2002/91/EC |           |