



**£279,950**

11 Hubba Crescent, Swineshead, Boston, Lincolnshire PE20 3JT

**SHARMAN BURGESS**



**11 Hubba Crescent, Swineshead, Boston,  
Lincolnshire PE20 3JT  
£279,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having entrance door, luxury vinyl tiled flooring, staircase rising to first floor, understairs storage cupboard, coved cornice, radiator, open through to dining area.

**GROUND FLOOR CLOAKROOM**

Being fitted with a low level WC, wash hand basin with mixer tap inset to vanity unit, glazed window to side elevation.

An extremely well presented three bedroomed link detached house with stunning open plan breakfast kitchen extension and modern family bathroom. Accommodation comprises an entrance hall, ground floor cloakroom, lounge, dining area, breakfast kitchen, utility, integral passageway, three bedrooms to the first floor and modern bathroom. Further benefits include pressed patterned concrete driveway, garage and enclosed rear garden.



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### LOUNGE

22' 2" x 11' 6" (6.76m x 3.51m)

Having double glazed window to front elevation, bi-fold doors to rear elevation, coved cornice, TV aerial point, telephone point, two radiators, fireplace with slate hearth and wooden mantle and inset multi fuel burner.

### DINING AREA

10' 8" x 10' 4" (3.25m x 3.15m)

Having a continuation of the luxury vinyl tiled flooring from the entrance hall, radiator, ceiling light point, open through to: -

### BREAKFAST KITCHEN

11' 11" x 17' 10" (3.63m x 5.44m)

Having been refitted and comprising a wide range of base level storage units, drawer units and wall units, areas of worksurfaces, inset composite one and a half bowl sink and drainer with mixer tap, integrated dishwasher. Central island with breakfast bar and deep pan drawer units, integrated combi microwave oven and wine fridge. Rangemaster double oven with splashbacks and extractor fan above, space for American style fridge freezer, vaulted ceiling with ceiling recessed spotlights and three skylight windows, double glazed window to rear elevation, bi-fold doors to side elevation, wall panel radiator, continuation of the luxury vinyl tiled flooring from the dining area, open through to: -

### UTILITY

Having a continuation of the luxury vinyl tiled flooring from the kitchen, range of matching and contrasting wall and base level units and larder unit, areas of worksurfaces, space and plumbing for washing machine and space for tumble dryer, uPVC side entrance door, further uPVC door to inner passage.



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### FIRST FLOOR LANDING

Having double glazed window to side elevation, access to roof space, coved cornice, double airing cupboard housing the central heating boiler and slatted shelving within.

### BEDROOM ONE

10' 2" x 13' 4" (maximum into door recess) (3.10m x 4.06m)

Having coved cornice, double glazed window to front elevation, radiator.

### BEDROOM TWO

10' 2" x 13' 4" (3.10m x 4.06m)

Having double glazed window to rear elevation, radiator, coved cornice, built-in double wardrobe.

### BEDROOM THREE

7' 11" x 8' 7" (2.41m x 2.62m)

Having double glazed window to front elevation, radiator.

### BATHROOM

Having been refitted and comprising a P-shaped bath with mixer tap and mains fed rainfall shower above and hand held attachment, wash hand basin inset to vanity unit, low level push button WC, fully tiled walls with feature LED strip lights, tiled floor, electric shaver point, wall mounted heated towel rail, ceiling recessed spotlights, double glazed window to rear elevation.

### EXTERIOR

The property is approached over a pressed patterned concrete driveway which provides off road parking for multiple vehicles as well as access to the garage. There is gated access to the left hand side of the property, a gravelled area and a young tree.

### SINGLE GARAGE

Having up and over door, served by power and lighting.

### REAR GARDEN

The well presented rear garden is initially laid to a paved patio seating area with slate borders, leading to a shaped lawn and further hardstanding to the rear of the garden. The garden is enclosed by fencing and hedging.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

25042025/28997633/BAY





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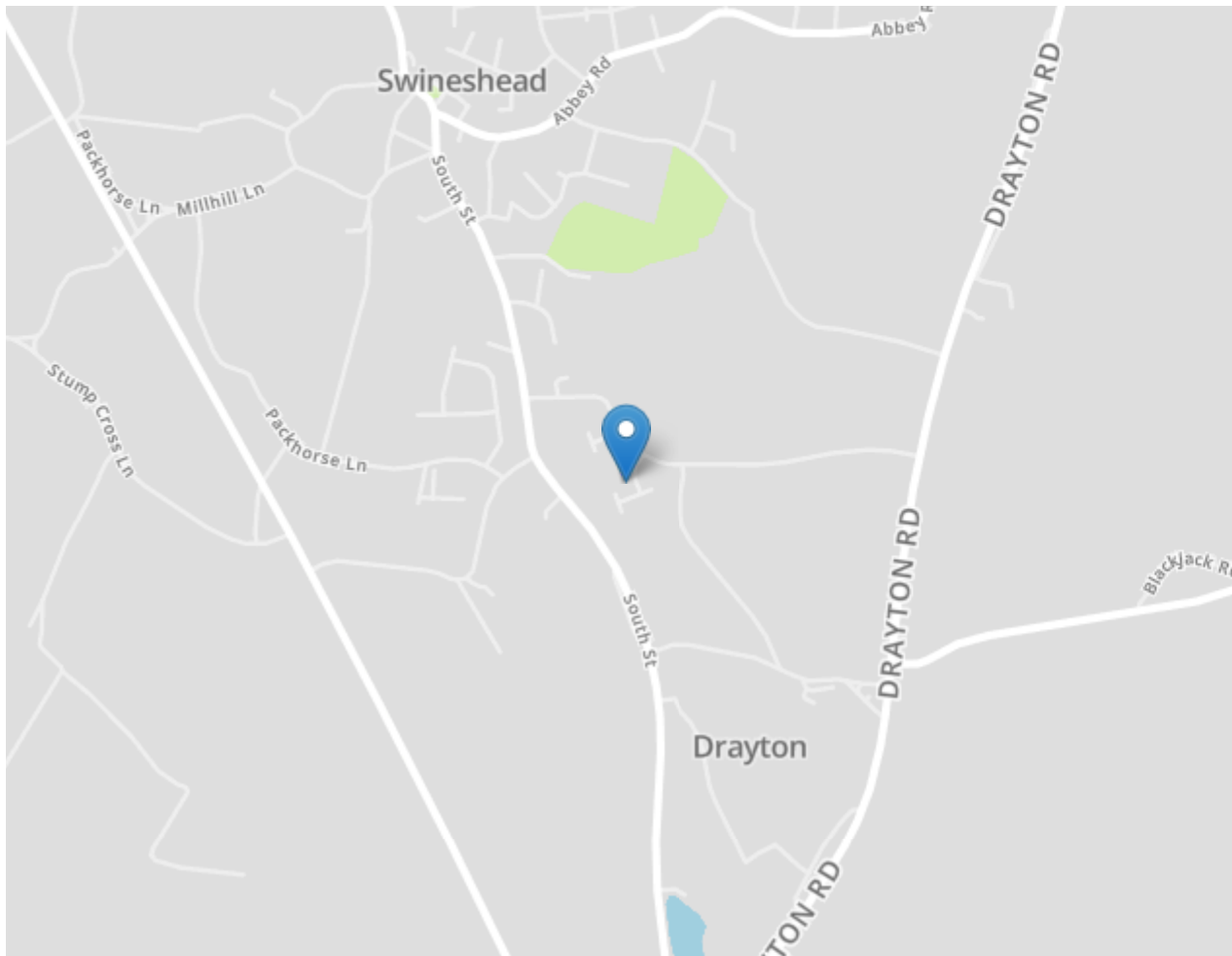
## AGENT'S NOTES

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.

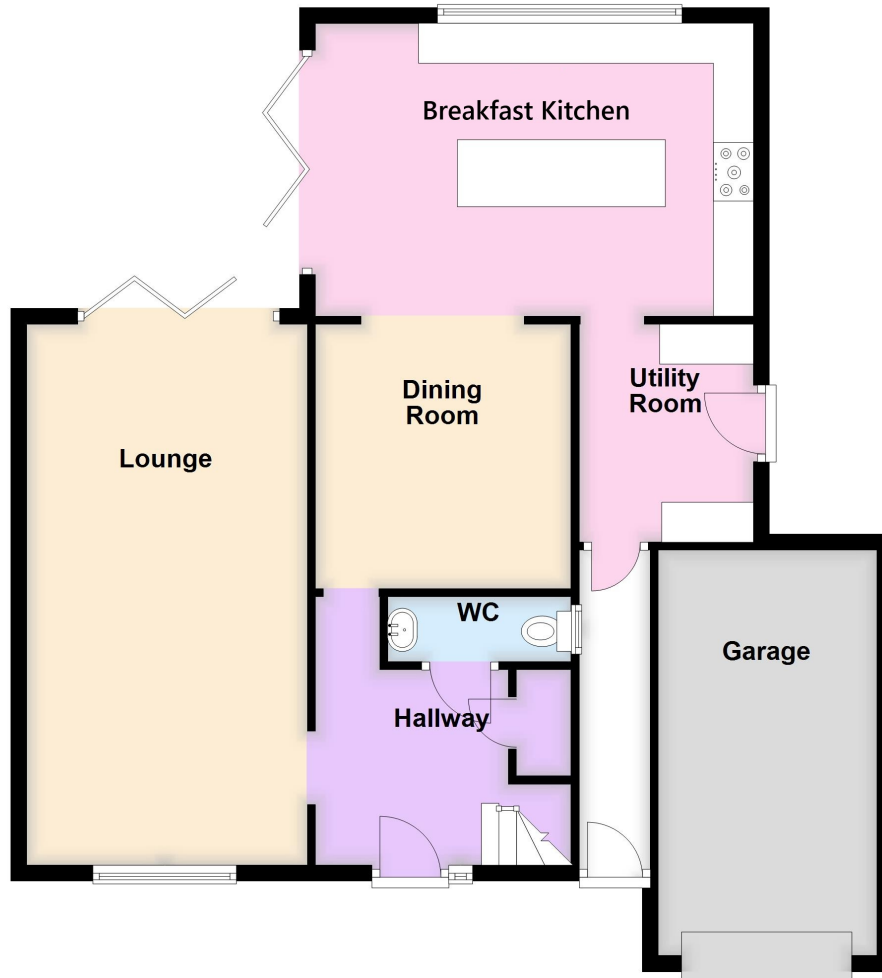


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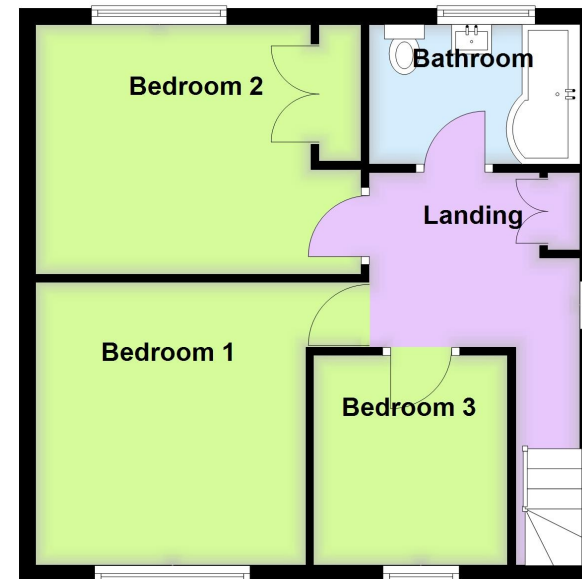
## Ground Floor

Approx. 91.1 sq. metres (980.2 sq. feet)



## First Floor

Approx. 46.0 sq. metres (494.9 sq. feet)



Total area: approx. 137.0 sq. metres (1475.1 sq. feet)

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