



SHARMAN
BURGESS Est 1996
FOR SALE
01205 361161

£375,000

Wayside Lodge, Station Road, Swineshead, Boston, Lincolnshire PE20 3NX

SHARMAN BURGESS

**Wayside Lodge, Station Road, Swineshead,
Boston, Lincolnshire PE20 3NX
£375,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having composite front entrance door, Karndean flooring, under stairs storage cupboard, solid wooden staircase rising to first floor, radiator, coved cornice.

LOUNGE

18' 1" x 12' 11" (5.51m x 3.94m)

Having double glazed window to front elevation, radiator, coved cornice, TV aerial point, wall and ceiling light points, double glazed patio doors leading to the rear garden, feature fireplace with tiled hearth and bespoke wooden mantle.

An extremely well presented 3/4 bedroomed detached property situated on a corner plot within the popular and well served village of Swineshead. Accommodation briefly comprises an entrance hall, lounge, breakfast kitchen, rear entrance utility, rear extension providing further sitting room, shower room and bar/entertaining space. To the first floor are three double bedrooms and a family bathroom. Further benefits include enclosed gardens to the front and rear and off road parking to the rear.



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KITCHEN

18' 0" x 10' 9" (5.49m x 3.28m)

Having a modern fitted kitchen comprising a range of wall units, drawer units and base level storage units, areas of work surfaces, inset ceramic sink and drainer with mixer tap, integrated dishwasher, space for Range style cooker with bespoke brick recess and extractor fan built-in (Range cooker may be included by separate negotiation), breakfast bar, dual aspect double glazed windows, ceiling recessed spotlights, radiator, Karndean flooring, open through to a separate kitchen space with further storage units and space for American style fridge freezer, door to: -

REAR ENTRANCE UTILITY

Having space and plumbing for automatic washing machine, space for condensing tumble dryer, base level storage unit, area of work surface, Karndean flooring, radiator, ceiling recessed spotlights, uPVC door to rear garden, door to: -

REAR EXTENSION

Comprising a shower room and two receptions rooms (one of which is currently used as entertaining space), providing scope and potential for annexe accommodation (s.t.p.p).

SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted electric shower within, low level WC, pedestal wash hand basin, fully tiled walls, tiled flooring, wall mounted heated towel rail, coved cornice, double glazed window to side elevation.



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GAMES ROOM/RECEPTION ROOM ONE

15' 8" (maximum incorporating shower room) x 9' 1" (4.78m x 2.77m)

Having coved cornice, radiator, double glazed window to side elevation, open through to: -

BAR/ENTERTAINING AREA

19' 8" x 12' 9" (5.99m x 3.89m)

Having radiators, ceiling recessed spotlights, fitted bar, double glazed window to rear elevation, two Velux windows acting as sky lights.

FIRST FLOOR LANDING

Having solid wooden staircase rising from the hallway, double glazed window to front elevation, door to airing cupboard housing the hot water cylinder.

BEDROOM ONE

10' 9" x 10' 11" (3.28m x 3.33m)

Having double glazed window to front elevation, radiator, telephone point, ceiling fan light, coved cornice, TV aerial point.

BEDROOM TWO

8' 10" x 12' 11" (2.69m x 3.94m)

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

BEDROOM THREE

8' 10" x 12' 11" (2.69m x 3.94m)

Having double glazed window to rear elevation, radiator, coved cornice, ceiling fan light, TV aerial point.



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FAMILY BATHROOM

Being fitted with a four piece suite comprising panelled bath with mixer tap, pedestal wash hand basin, low level WC, shower cubicle with mains fed rainfall shower within, ceiling recessed spotlights, tiled flooring, fully tiled walls, LED backlit mirror, wall mounted heated towel rail, double glazed window to rear elevation, access to roof space.

EXTERIOR

The property is situated on a corner plot and benefits from a good sized lawned front garden, with shrub and bush borders, enclosed by low level fencing.

REAR GARDEN

Being of low maintenance and predominantly laid to paved patio, providing seating and entertaining space. There is also an area of Astroturf and the garden is fully enclosed by timber fencing. Gated access to the rear provides ample off road parking for numerous vehicles and provides access to the front section the garage conversion, current comprising: -

STORAGE SPACE

4' 3" x 20' 1" (1.30m x 6.12m)

Having two up and over doors, being served by power and lighting, having access to roof space above the bar/entertaining space and additional reception room.

SERVICES

Mains electricity, water and drainage are connected. The property is served by oil fired central heating.

REFERENCE

07082025/29022651/HUT



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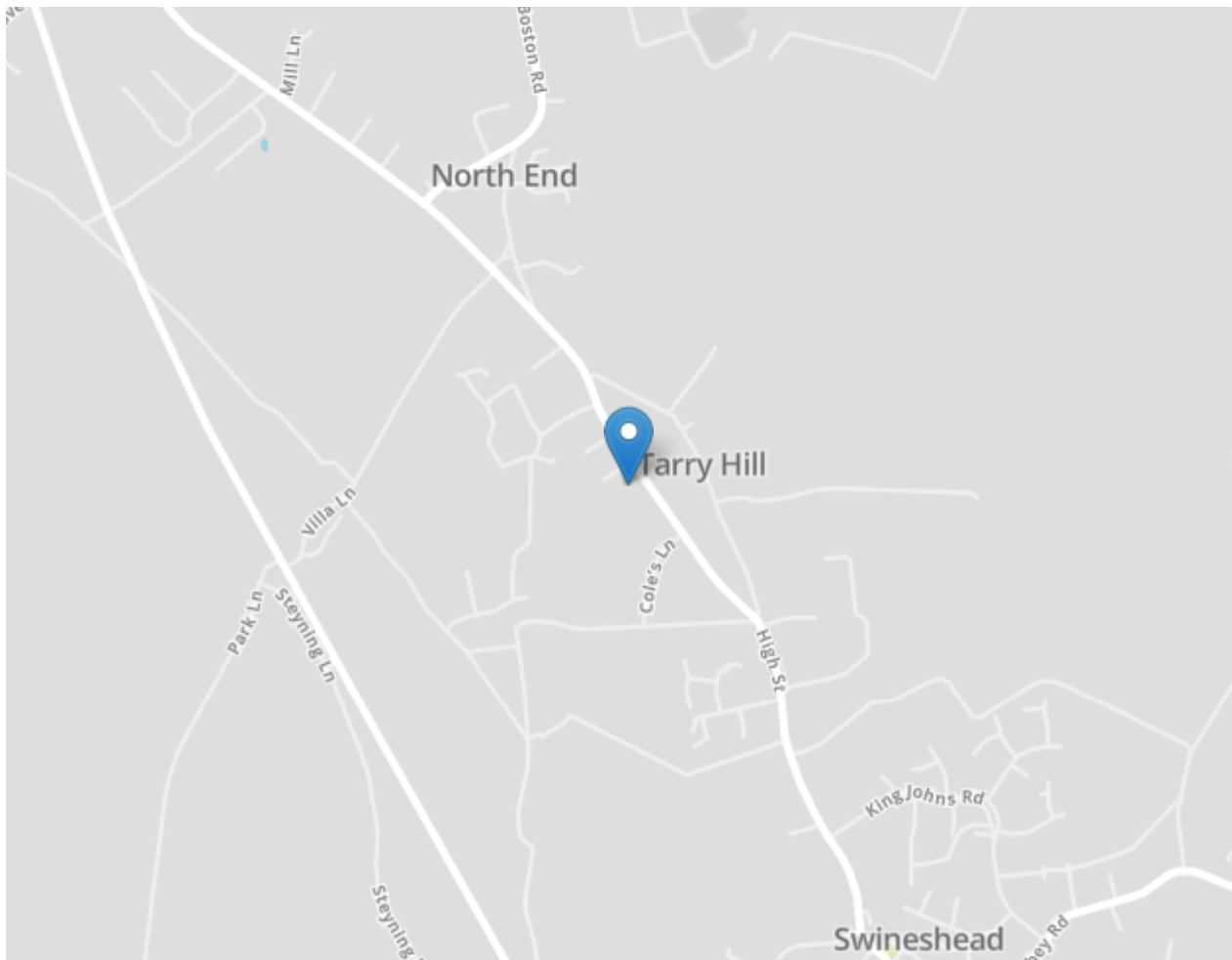
AGENT'S NOTES

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.

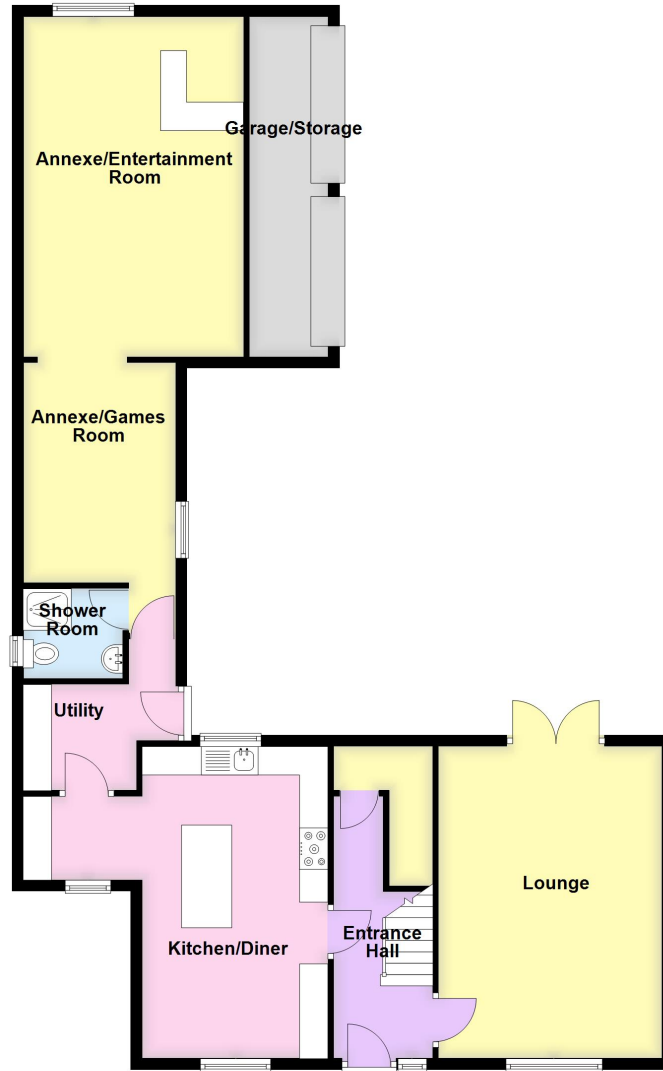
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.

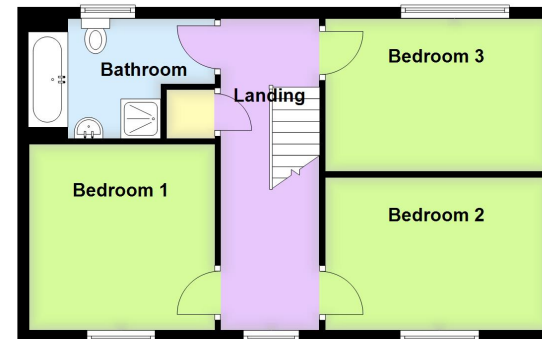


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Ground Floor
Approx. 106.0 sq. metres (1141.2 sq. feet)



First Floor
Approx. 50.4 sq. metres (543.0 sq. feet)



Total area: approx. 156.5 sq. metres (1684.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	