



£229,950

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

SHARMAN BURGESS

**89 Swineshead Road, Wyberton Fen, Boston,
Lincolnshire PE21 7JG
£229,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

14' 7" (maximum) x 19' 4" (maximum) (4.45m x 5.89m)

With partially glazed side entrance door, wood effect laminate flooring, radiator, coved cornice, wall mounted lighting, wall mounted central heating thermostat, loft access served by loft ladder, former airing cupboard with slatted linen shelving within.

WALK-IN CLOAKROOM

4' 10" x 5' 3" (1.47m x 1.60m)

Having window to side elevation, radiator, wood effect laminate flooring, ceiling light point, built-in wardrobe providing storage, wall mounted cupboard housing the electric fuse box.

An extended, detached bungalow situated on a good sized plot set back from the road and enjoying an approximate south easterly facing rear garden. The property is offered for sale with NO ONWARD CHAIN and accommodation comprises an entrance hall, lounge, kitchen, dining room, three bedrooms, walk-in cloakroom and a four piece family bathroom. Further benefits include larger than average single garage/workshop, modern gas central heating boiler, triple glazed windows to both the lounge and bedroom one and uPVC double glazing throughout the remainder of the property.



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LOUNGE

16' 8" x 11' 7" (5.08m x 3.53m)

Having window to front elevation, radiator, coved cornice, wall mounted lighting, wall mounted electric fire, TV aerial point.

KITCHEN

11' 6" x 7' 0" (3.51m x 2.13m)

Having solid wooden work surfaces, inset stainless steel sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, integrated fridge freezer, plumbing for automatic washing machine, concealed Worcester gas combination central heating boiler, window to side elevation, coved cornice, ceiling recessed lighting, door to: -

DINING ROOM

11' 6" x 8' 9" (3.51m x 2.67m)

Having French doors leading to the rear garden, window to side elevation, radiator, TV aerial point, coved cornice, wall mounted lighting.

BEDROOM ONE

11' 8" (maximum) x 10' 2" (maximum including built-in furniture) (3.56m x 3.10m)

Having wood effect laminate flooring, radiator, coved cornice, ceiling light point, range of fitted bedroom furniture with bedside drawers, fitted headboard, overhead storage lockers, built-in chest of drawers with mirror above, built-in wardrobes with hanging rails and shelving within.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

10' 1" (maximum) x 8' 9" (maximum) (3.07m x 2.67m)

Having two windows to rear elevation, wood effect laminate flooring, radiator, coved cornice, ceiling light point, built-in double wardrobe with overhead storage locker.

BEDROOM THREE

9' 4" x 6' 10" (2.84m x 2.08m)

Having window to side elevation, radiator, wood effect laminate flooring, coved cornice, ceiling light point.

FAMILY BATHROOM

9' 6" (maximum) x 6' 9" (maximum) (2.90m x 2.06m)

Having shower cubicle with wall mounted Mira electric shower and fitted shower screen, wash hand basin with mixer tap and vanity unit, WC with concealed cistern, panelled bath with mixer tap, fully tiled walls, ceiling light point, extractor fan, additional ceiling recessed light, obscure glazed window to side elevation.

EXTERIOR

The property is approached over a tarmac driveway which provides ample off road parking, hardstanding and turning space and is flanked on either side with lawn. The driveway also provides vehicular access to the: -

GARAGE

9' 2" (maximum) x 25' 2" (maximum) (2.79m x 7.67m)

Having up and over door, personnel door to rear, served by power and lighting.

To the immediate rear of the garage is an enclosed area of hardstanding served by outside tap and lighting, with wrought iron gate leading to the: -

REAR GARDEN

The good sized garden enjoys an approximate south easterly facing aspect and initially comprises a hardstanding seating area which is partially walled and provides ideal entertaining space, leading to the remainder of the garden which is predominantly laid to lawn, with flower and shrub borders. The boundaries are denoted with a mixture of fencing and hedging. The garden houses an approximate 6ft x 8ft greenhouse which is to be included in the sale.

SERVICES

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

REFERENCE

04122024/28176665/MEL



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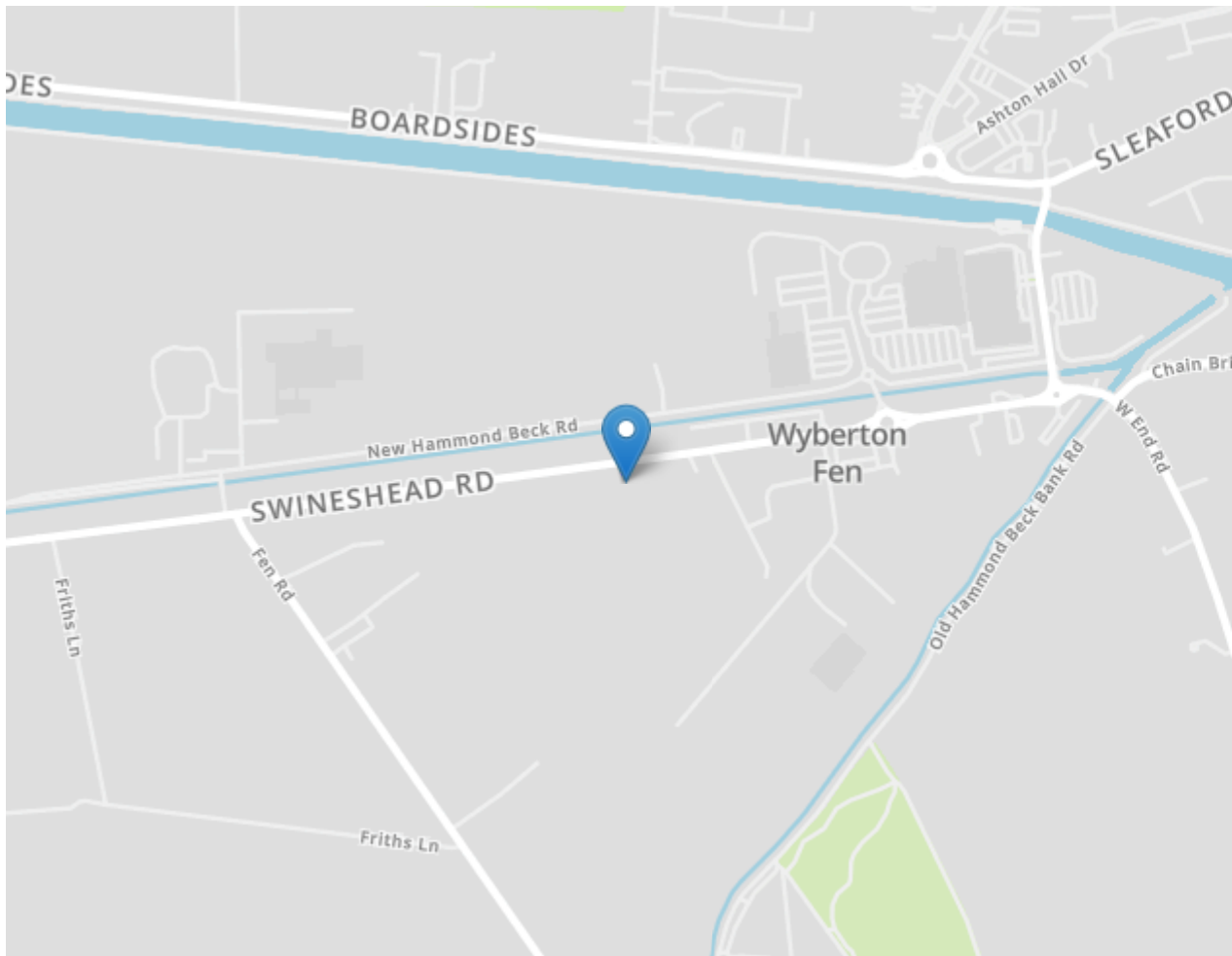
AGENT'S NOTES

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. 103.0 sq. metres (1108.9 sq. feet)



Total area: approx. 103.0 sq. metres (1108.9 sq. feet)



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