



**£279,950**

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

**SHARMAN BURGESS**

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Lincolnshire PE20 3JT  
£279,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door with obscure glazed window to side aspect, radiator, coved cornice, ceiling light point, staircase rising to first floor landing, under stairs storage cupboard.

**GROUND FLOOR CLOAKROOM**

Having a two piece suite comprising wall mounted wash hand basin with mixer tap and tiled splashback, WC. Tiled flooring, obscure glazed window to side aspect, coved cornice, ceiling light point.

**LOUNGE**

22' 2" x 11' 5" (6.76m x 3.48m)

Having window to front aspect, two radiators, coved cornice, two ceiling light points, TV aerial point, wiring for satellite TV, archway through to: -

A fantastic family home with two storey rear extension providing well proportioned living accommodation all situated in a cul-de-sac location in the ever popular village of Swineshead. Accommodation comprises an entrance hall, large lounge, dining room, kitchen, utility room and ground floor cloakroom. To the first floor are four good sized bedrooms, separate office space and family bathroom. Further benefits include uPVC double glazing with the exception of the garage window, gas central heating, block paved driveway, single garage and gardens to the side and rear offering a good amount of privacy.



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**DINING ROOM**

13' 4" x 9' 8" (4.06m x 2.95m)

Also accessed from kitchen. Having double doors leading to the rear garden with windows to either side, coved cornice, ceiling light point, radiator.

**KITCHEN**

Comprising two sections: -

**SECTION ONE**

10' 5" (maximum measurement) x 10' 8" (maximum measurement including entrance area) (3.17m x 3.25m)

Having tiled flooring, built-in larder style cupboard, wall mounted shelving, obscure glazed entrance door, coved cornice, ceiling light point, space for twin height fridge freezer.

**SECTION TWO**

9' 7" x 8' 1" (2.92m x 2.46m)

Having roll edge work surfaces with matching upstands, tiled splashbacks, inset one and half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, base level storage shelving, eye level shelving, integrated waist height double oven and grill, four ring electric hob with fume extractor above, plumbing for dishwasher, window to rear aspect, tiled floor, coved cornice, ceiling mounted lighting.

**UTILITY ROOM**

6' 7" x 5' 0" (2.01m x 1.52m)

Having counter top with tiled splashback, plumbing for automatic washing machine, floor mounted Halstead central heating boiler, ceiling light point, tiled flooring.

**FIRST FLOOR LANDING**

With window to side aspect, coved cornice, ceiling light point, access to roof space, airing cupboard with hot water cylinder and slatted linen shelving within.

**BEDROOM ONE**

13' 4" (maximum measurement) x 11' 7" (maximum measurement) (4.06m x 3.53m)

Having window to front aspect, radiator, coved cornice, ceiling light point.



#### BEDROOM TWO

13' 5" (maximum measurement) x 10' 2" (maximum measurement) (4.09m x 3.10m)

Having window to side aspect, radiator, coved cornice, ceiling light point.

#### BEDROOM THREE

13' 4" (maximum measurement) x 9' 8" (maximum measurement) (4.06m x 2.95m)

Having window to rear aspect, radiator, coved cornice, ceiling light point.

#### BEDROOM FOUR

8' 7" (maximum measurement) x 7' 7" (maximum measurement) (2.62m x 2.31m)

Having window to front aspect, radiator, coved cornice, ceiling light point.

#### OFFICE

5' 10" (maximum measurement) x 5' 5" (maximum measurement) (1.78m x 1.65m)

Having obscure glazed window, ceiling light point, space for desk.

#### FAMILY BATHROOM

8' 0" (maximum measurement) x 9' 7" (maximum measurement) (2.44m x 2.92m)

Having push button WC, pedestal wash hand basin with mixer tap, panelled bath, partly tiled walls, coved cornice, ceiling light point, obscure glazed window to rear aspect.

#### EXTERIOR

To the front, the property benefits from a block paved driveway which provides off road parking as well as vehicular access to the single garage. Gated access leads to the rear and side gardens.

#### SINGLE GARAGE

8' 3" x 16' 7" (2.51m x 5.05m)

Having up and over door, window to rear aspect, ceiling light point.

The gardens benefit from a raised paved seating area providing entertaining space leading to the remainder which are laid to lawn with well stocked flower and shrub borders. Within the gardens rear right hand corner is a large barked area providing an ideal children's play area. The garden benefits from further section with raised vegetable beds and a 8ft x 6ft greenhouse. The gardens are enclosed by a mixture of fencing and hedging and are served by an external tap.

#### SERVICES

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

#### REFERENCE

26909772/21122023/SHA



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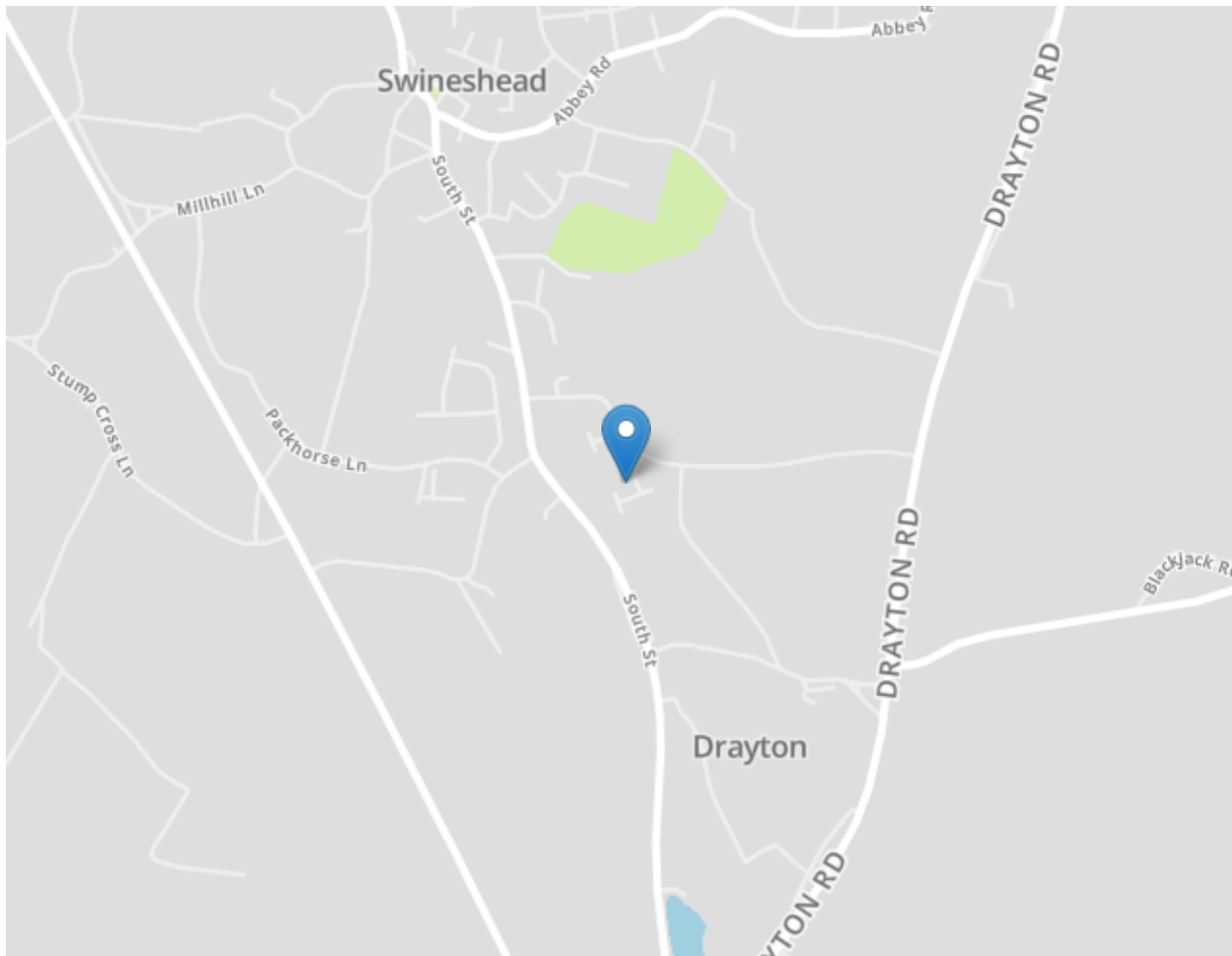
## AGENT'S NOTES

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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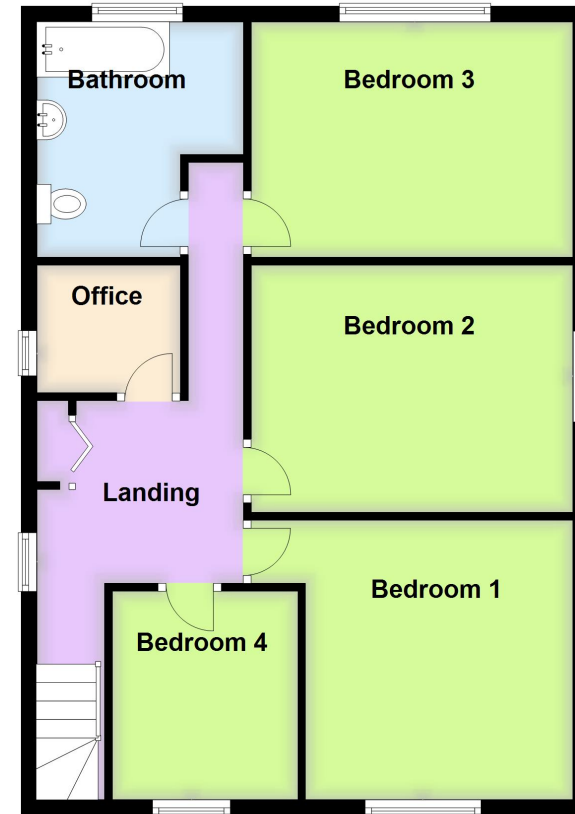
### Ground Floor

Approx. 81.6 sq. metres (878.5 sq. feet)



### First Floor

Approx. 66.5 sq. metres (715.9 sq. feet)



Total area: approx. 148.1 sq. metres (1594.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC