



£274,950

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

SHARMAN BURGESS

**7 Hubba Crescent, Swineshead, Boston,
Lincolnshire PE20 3JT
£274,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed window to the side leading to the entrance hall. Staircase leads to the first floor, two radiators, two ceiling light points, personnel door to the garage and built in cloak cupboard with wall mounted coat hooks and shelving within.

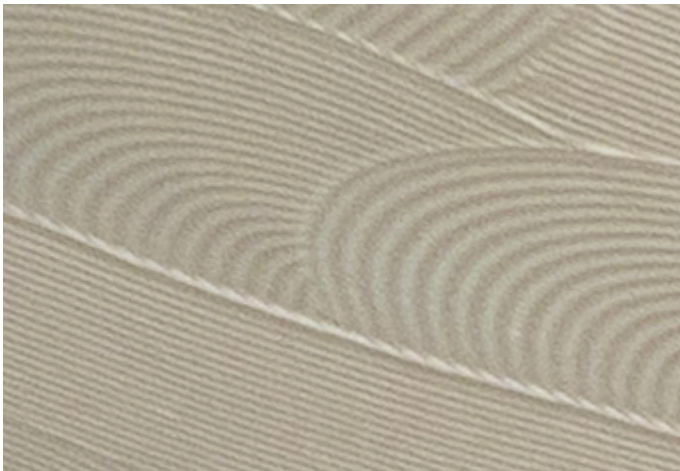
GROUND FLOOR CLOAKROOM

Comprising a two piece suite with corner wash hand basin with tiled splash back, wc, obscure glazed window to the side aspect and ceiling light point.

A generous sized family home situated in a cul-de-sac location within the popular village of Swineshead, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, cloakroom, open plan lounge/diner, conservatory, kitchen, with four bedrooms arranged off a first floor landing and a family bathroom. Further benefits include a driveway, approximate south facing gardens to the rear, gas central heating and uPVC double glazing.



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KITCHEN

10' 5" x 10' 10" (3.17m x 3.30m)

With roll edge work surfaces, tiled splash back, inset stainless steel one and half sink and drainer with mixer tap, range of base level storage units, drawers units and matching eye level wall units. Plumbing for dishwasher, integrated double, oven and grill, four ring gas hob and stainless steel fume extractor. Wall mounted Vaillant gas central heating boiler, tiled floor, coved cornice, ceiling light point, window to the rear aspect and obscure glazed door leading outside.

OPEN PLAN LOUNGE/DINER

17' 2" x 22' 2" (5.23m x 6.76m)

With dual aspect windows to both the front and rear, two radiators, dado rail, coved cornice, three ceiling light points and television aerial point. Feature living flame coal effect gas fire with tiled hearth, decorative tiled inset and display surround. French doors leading to:-

CONSERVATORY

11' 2" x 9' 11" (3.40m x 3.02m)

Being of uPVC double glazed and brick construction with polycarbonate roof, French doors leading to the rear garden, radiator, power and ceiling light point.

FIRST FLOOR LANDING

With access to the loft space, ceiling light point, built in linen cupboard, airing cupboard with hot water tank and slatted linen shelving within.

BEDROOM ONE

15' 5" x 10' 11" (4.70m x 3.33m)

With two windows to the front aspect, radiator, dado rail, coved cornice, ceiling light point, built in double wardrobe with hanging rail and shelving within.

BEDROOM TWO

17' 7" (maximum measurement taken into window) x 9' 0" (5.36m x 2.74m)

Having window to the front aspect, radiator, ceiling light point, built in wardrobe with hanging rail and shelving within.

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BEDROOM THREE

9' 11" x 9' 4" (3.02m x 2.84m)

Having window to the rear aspect, radiator, ceiling light point and built in wardrobe with hanging rail within.

BEDROOM FOUR

9' 1" x 9' 9" (2.77m x 2.97m)

Having window to the rear aspect, radiator, ceiling light point and wardrobe with hanging rail and shelving within.

BATHROOM

Comprising a three piece suite with panelled jacuzzi bath, wall mounted electric shower, pedestal wash hand basin and push button wc. Fully tiled walls, obscure glazed window to the rear aspect, ceiling light point and heated towel rail.

EXTERIOR

To the front the property is approached over a drop kerb leading to a good sized driveway providing off road parking and hard standing, paved access leading to the front entrance door with the front gardens being predominately laid to lawn. The driveway gives vehicular access to the:-

GARAGE

18' 8" (taken into lobby area) x 9' 0" (5.69m x 2.74m)

Having up and over door served with power and lighting, plumbing for automatic washing machine and wall mounted fuse box for the electrics.

REAR GARDEN

Side gated access leads to the rear garden having an approximate south facing aspect. With initially being laid to a paved patio seating area providing entertaining space leading to the remainder being predominately laid to lawn with beds and borders being laid to plants and shrubs. The garden is served with external tap and lighting with timber shed (to be included within the sale).

SERVICES

Mains gas, electricity, water and drainage are connected to the property. The property benefits from 16 solar panels which were installed on the southerly facing side of the roof and are leasehold.

AGENTS NOTE

Prospective purchasers should check their mortgage lenders criteria in relation to leasehold solar panels. Further information to follow regarding the terms of the lease.

REFERENCE

28946959/080525/PAG



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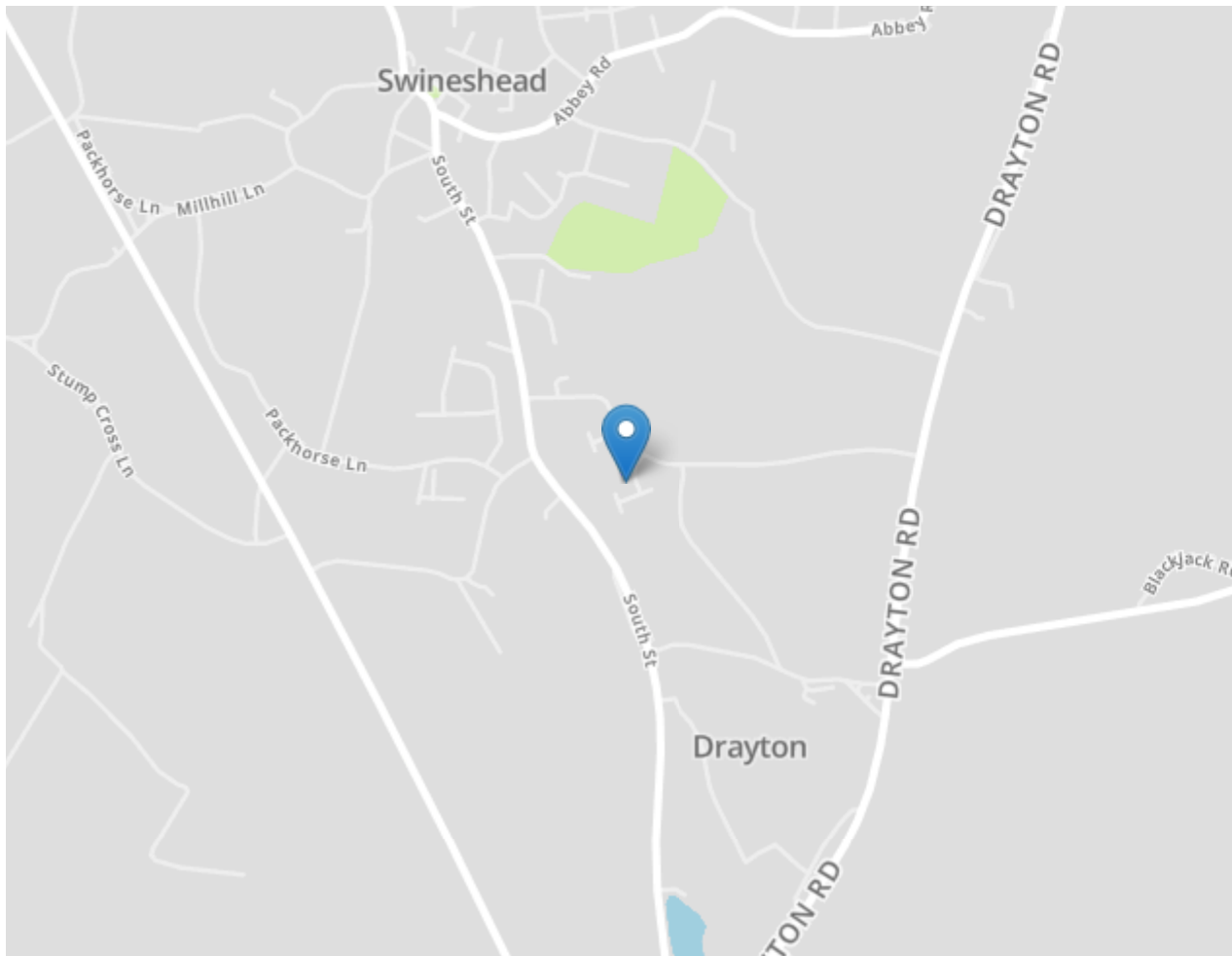
AGENT'S NOTES

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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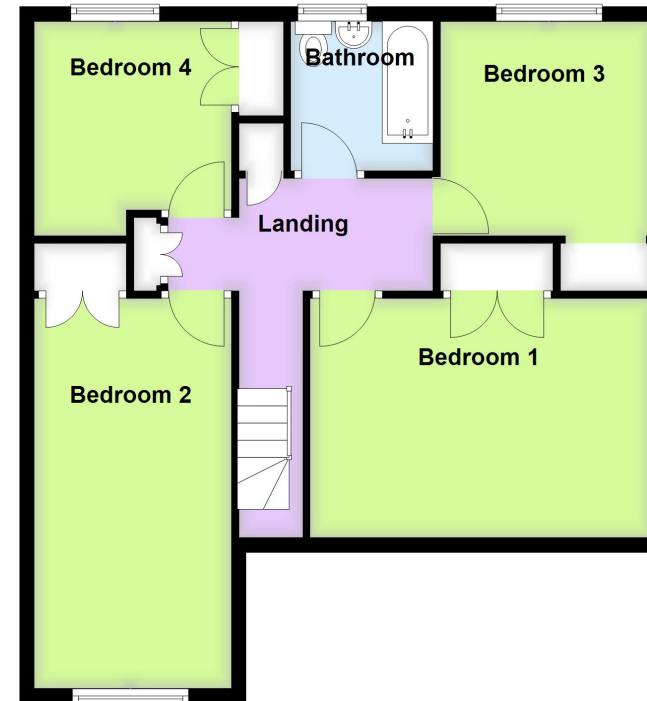
Ground Floor

Approx. 77.2 sq. metres (830.9 sq. feet)



First Floor

Approx. 64.4 sq. metres (693.1 sq. feet)



Total area: approx. 141.6 sq. metres (1524.0 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	78	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	