



**£150,000**

2 La Milesse Way, Swineshead, Boston, Lincolnshire PE20 3HT

**SHARMAN BURGESS**

**2 La Milesse Way, Swineshead, Boston,  
Lincolnshire PE20 3HT  
£150,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

With partially glazed front entrance door, stairs rising to the first floor landing, tiled floor, telephone point, wall mounted coat hooks, smoke alarm, electric storage heater.

**KITCHEN**

9' 5" x 8' 5" (2.87m x 2.57m)

Having roll edge work surfaces with tiled splashbacks,, integrated stainless steel sink and drainer unit with mixer tap, range of base level storage units and wall mounted units, space for cooker, space for fridge freezer, space and plumbing for washing machine, tiled flooring, uPVC double glazed window to front aspect.

Situated on a generous plot within the popular village of Swineshead, this semi detached house, built circa 1990, benefits from a good sized driveway providing ample off road parking and rear garden. The accommodation comprises an entrance hall, good sized lounge and a kitchen. To the first floor are two bedrooms and a bathroom. Further benefits include uPVC double glazing.



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### LOUNGE

13' 7" x 11' 9" (4.14m x 3.58m)

Having TV aerial point and wiring for satellite TV, under stairs storage cupboard, wall mounted electric fire, uPVC double glazed French doors leading to the rear garden.

### FIRST FLOOR LANDING

With uPVC double glazed window to side aspect, smoke alarm, dado rail, access to partially boarded roof space.

### BEDROOM ONE

11' 9" x 8' 3" (3.58m x 2.51m)

With uPVC double glazed window to rear aspect, TV aerial point, electric storage heater.

### BEDROOM TWO

11' 9" x 8' 6" (3.58m x 2.59m)

With uPVC double glazed window to front aspect, electric storage heater, airing cupboard housing the hot water cylinder and slatted linen shelving.

### BATHROOM

Having a panelled bath with mixer tap and hand held shower attachment, close coupled WC, pedestal wash hand basin, fully tiled walls, tiled flooring, extractor fan.



**SHARMAN  
BURGESS** Est 1996

### EXTERIOR

The property is approached over a dropped kerb leading to a paved and gravelled driveway which extends to the right hand side of the property and provides ample off road parking for several vehicles. The front garden is laid to granite chippings and is served by outside lighting. A paved pathway leads to the front entrance door.

The rear garden is initially laid to a raised paved patio seating area with gravel boarder. The remainder of the garden is laid to lawn and enclosed by fencing. The garden also houses a timber storage shed.

### SERVICES

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

### REFERENCE

25927989/10022023/TRA



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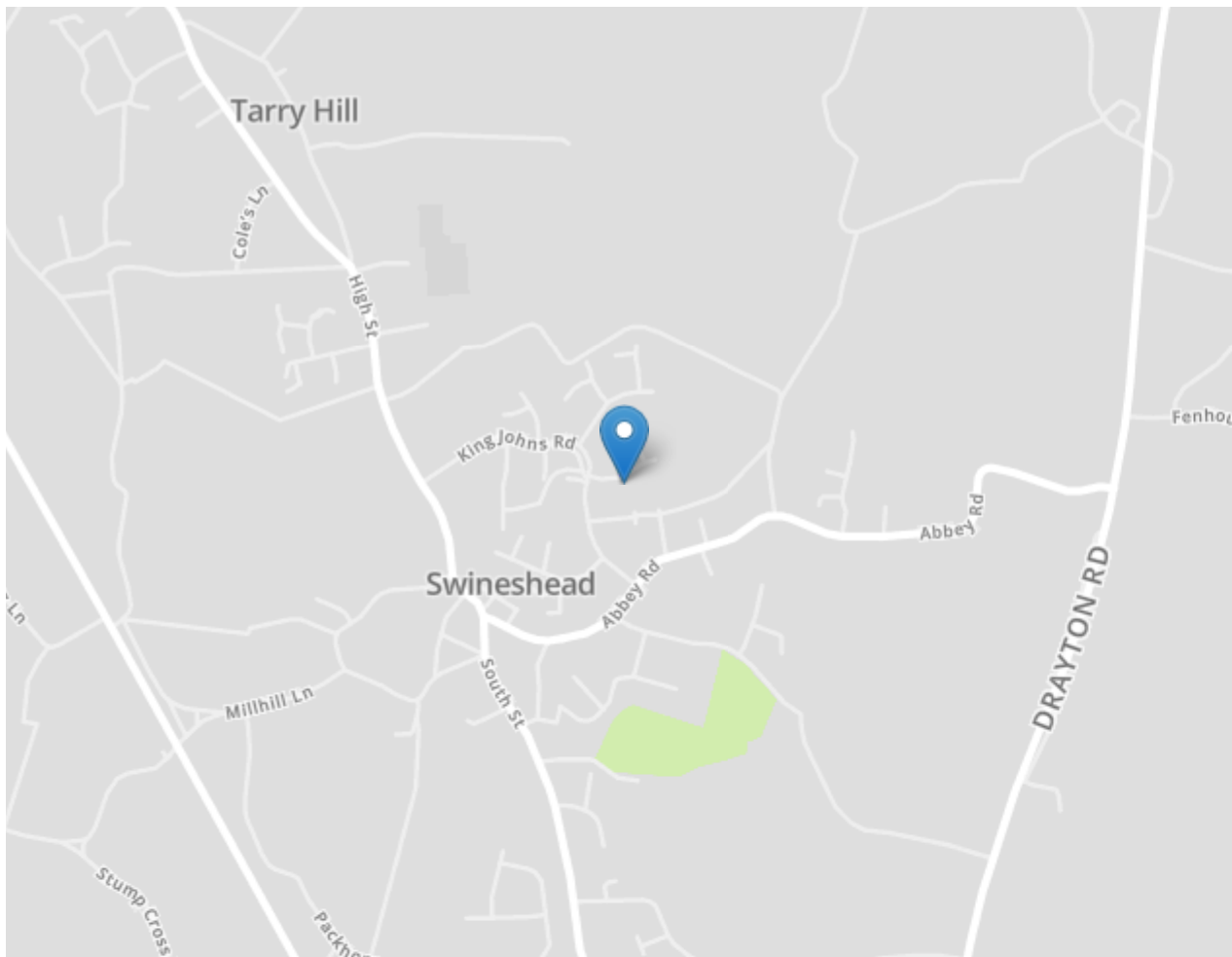
## AGENT'S NOTES

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.

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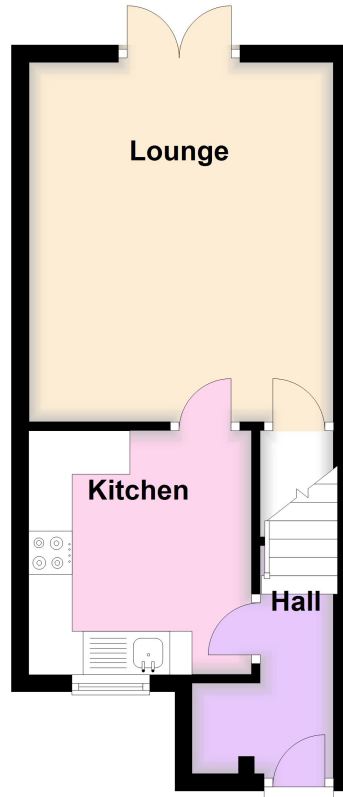
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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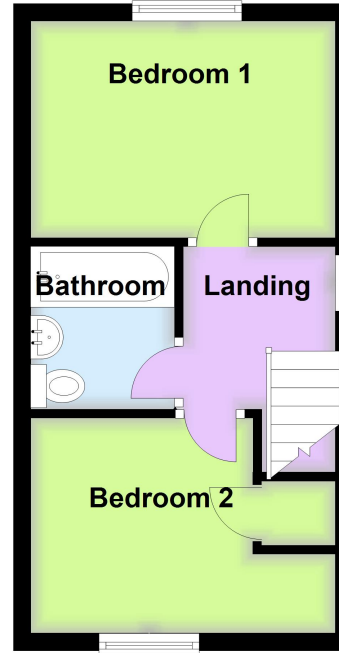
### Ground Floor

Approx. 26.7 sq. metres (287.7 sq. feet)



### First Floor

Approx. 24.7 sq. metres (266.4 sq. feet)



Total area: approx. 51.5 sq. metres (554.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	