



**£210,000**

9 King Johns Road, Swineshead, Boston, Lincolnshire PE20 3EH

**SHARMAN BURGESS**

**9 King Johns Road, Swineshead, Boston,  
Lincolnshire PE20 3EH  
£210,000 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

With uPVC front entrance door, matching side panel window to side elevation, radiator, covered cornice, door through to: -

**LOUNGE DINER**

16' 9" x 11' 9" (5.11m x 3.58m)

Having double glazed window to front elevation, radiator, covered cornice, TV aerial point, telephone point, gas fireplace with marble hearth and wooden mantle, door to inner hallway, door to:

A well presented, modern detached bungalow situated in the popular and well served village of Swineshead. Accommodation comprises a lounge diner, kitchen, inner hallway, two bedrooms and a bathroom. Further benefits include off road parking, detached garage and enclosed rear garden.



**SHARMAN BURGESS**



### **KITCHEN**

14' 7" x 9' 0" (4.45m x 2.74m)

Having areas of work surfaces within integrated composite one and half bowl sink and drainer with mixer tap, fitted base level storage units, drawer units and wall mounted units, integrated oven, four ring gas hob with stainless steel splashback and fume extractor above, partly tiled walls, integrated fridge and integrated freezer, dual aspect windows, radiator, composite side entrance door, coved cornice.

### **INNER HALLWAY**

Having doors arranged off to both bedrooms and bathroom.

### **BEDROOM ONE**

12' 2" x 11' 9" (3.71m x 3.58m)

Having double glazed window to rear elevation, radiator, coved cornice, built-in double wardrobes with dressing table.

### **BEDROOM TWO**

9' 3" x 9' 2" (2.82m x 2.79m)

Having double glazed window to rear elevation, coved cornice, radiator.

### **BATHROOM**

Being fitted with a three piece suite comprising panelled bath with mixer tap, low level push button WC, pedestal wash hand basin, partly tiled walls, radiator, wall mounted heated towel rail, electric shaver point, coved cornice, extractor fan, double glazed window to side elevation.



**SHARMAN  
BURGESS** Est 1996

### EXTERIOR

To the front, the property is approached over a tarmac driveway which provides off road parking and extends along the side of the property providing access to the: -

### GARAGE

16' 4" x 8' 2" (4.98m x 2.49m)

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

### REAR GARDEN

Being laid initially to a paved patio seating area leading to a shaped lawn with ornamental gravelled borders. The garden is fully enclosed by timber fencing.

### SERVICES

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

### REFERENCE

08112024/28332640/EDW



Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

# YELLOW MORTGAGES

Mortgage and Protection Broker

**01205 631291**

**[www.yellowfinancial.co.uk](http://www.yellowfinancial.co.uk)**

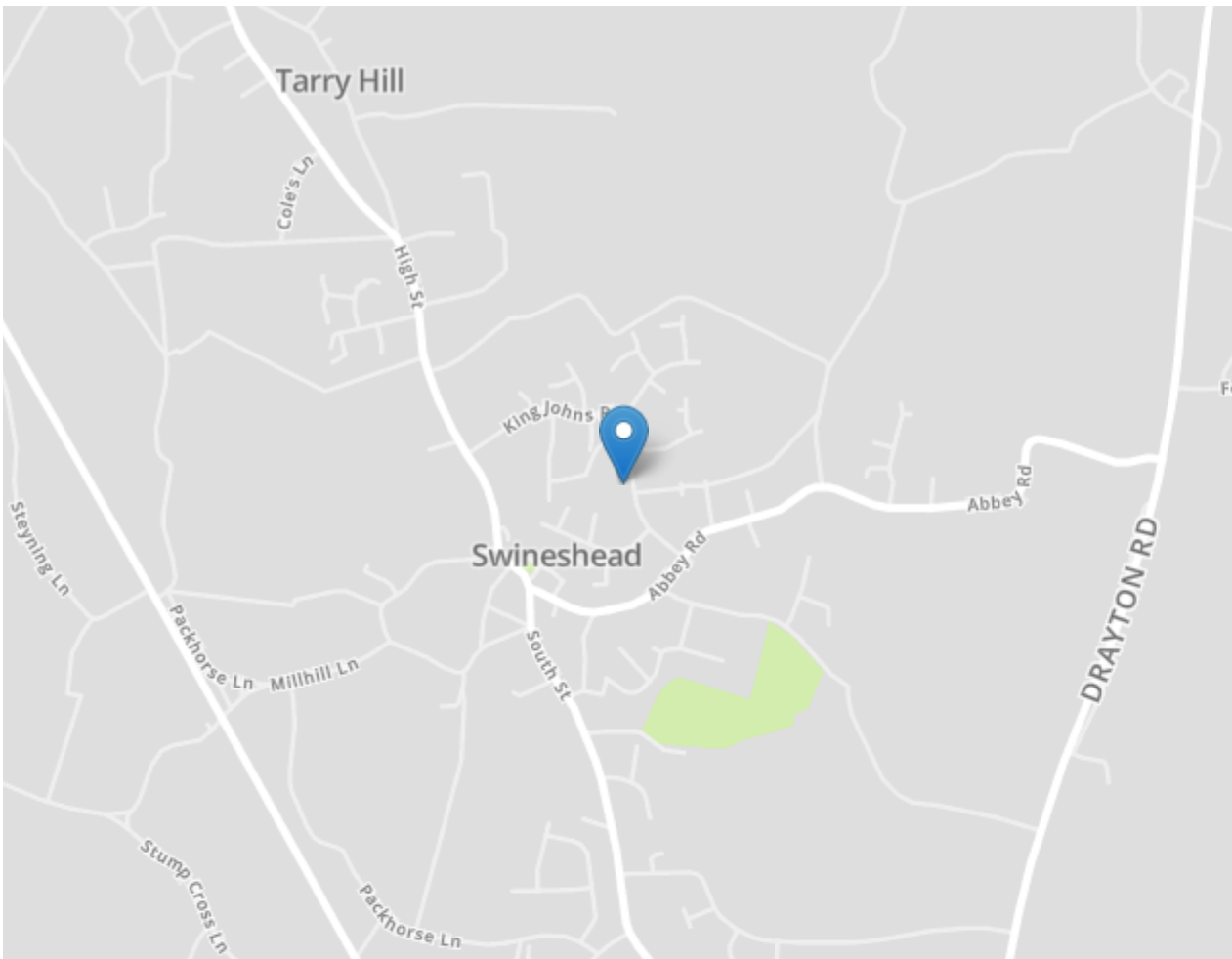
## AGENT'S NOTES

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.

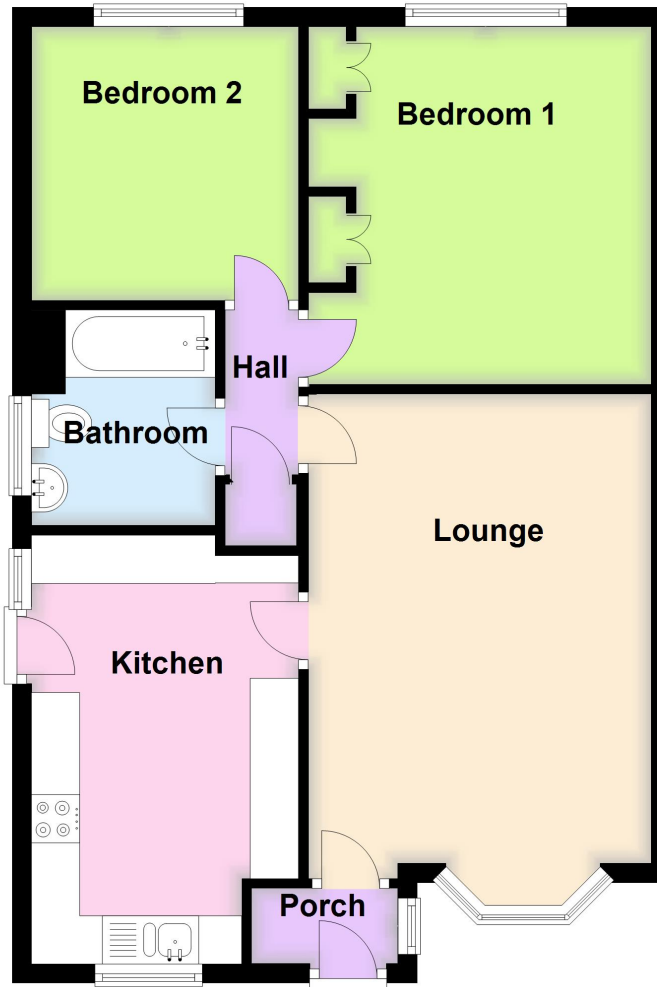
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

## Ground Floor

Approx. 59.9 sq. metres (645.0 sq. feet)



Total area: approx. 59.9 sq. metres (645.0 sq. feet)



t: 01205 361161  
e: sales@sharmanburgess.com  
www.sharmanburgess.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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	