



£269,950

4 Lockton Close, Swineshead, Boston, Lincolnshire PE20 3UD

SHARMAN BURGESS

**4 Lockton Close, Swineshead, Boston,
Lincolnshire PE20 3UD
£269,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, radiator, coved cornice, three ceiling light points, access to loft space.

LOUNGE

18' 1" (maximum) x 15' 1" (maximum into bay window) (5.51m x 4.60m)
Having feature bay window to front elevation, two radiators, coved cornice, ceiling light point, additional wall light points, TV aerial point.

Having been built as a three bedroomed detached bungalow, this extremely well presented property benefits from accommodation comprising an entrance hall, lounge with bay window, kitchen leading through to a dining room (formerly bedroom three), utility room, two double bedrooms, en-suite shower room to bedroom one and a modern family shower room. Further benefits include a block paved driveway, larger than average garage with electric door, well presented low maintenance gardens, gas central heating and uPVC double glazing.



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KITCHEN

10' 8" x 9' 5" (3.25m x 2.87m)

Having Corian work surfaces with inset sink with mixer tap and water filter, base level storage units, drawer units and matching eye level wall units with glazed display cabinet, tiled splashbacks, integrated oven and grill, integrated microwave oven, four ring induction hob with stainless steel illuminated fume extractor above, space for standard height fridge or freezer, coved cornice, ceiling light point, window to side elevation, access through to: -

DINING ROOM/FORMER BEDROOM THREE

10' 4" x 9' 4" (3.15m x 2.84m)

Also accessed from the entrance hall. Having French doors leading to the rear garden, radiator, coved cornice, ceiling light point, TV aerial point.

UTILITY ROOM

9' 4" x 5' 2" (2.84m x 1.57m)

Having Corian work surface, plumbing for automatic washing machine, space for dishwasher, space for twin height fridge or freezer, window to rear elevation, wall mounted Worcester gas central heating boiler, wall mounted electric fuse box, extractor fan, coved cornice, ceiling light point, radiator, obscure glazed rear entrance door.

BEDROOM ONE

14' 11" (maximum) x 9' 5" (4.55m x 2.87m)

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

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising push button WC, wash hand basin with mixer tap, shower cubicle with wall mounted electric shower within and bi-fold shower screen, obscure glazed window to side elevation, coved cornice, ceiling light point, extractor fan, heated towel rail.



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BEDROOM TWO

13'8" x 8'4" (4.17m x 2.54m)

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

SHOWER ROOM

Being fitted with a modern three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, walk-in shower area with wall mounted mains fed shower and hand held shower attachment within and fitted shower screen, fully tiled walls, heated towel rail, extractor fan, coved cornice, ceiling light point, obscure glazed window to side elevation, built-in linen cupboard.

EXTERIOR

To the front, the property is approached over a dropped kerb leading to a block paved driveway which provides ample off road parking. A block paved pathway leads to the front entrance door. The low maintenance front garden is laid to granite gravel, with low level wrought iron fencing to the front boundary. A further large pebbled hardstanding area is situated to the left hand side of the driveway and garage.

GARAGE

18'0" (internal measurement) x 13'6" (internal measurement) (5.49m x 4.11m)

Having electric roller door, served by power and lighting, obscure glazed window to side elevation, door leading into the garden.

REAR GARDEN

Having been designed with low maintenance in mind and comprising a paved patio seating area with steps leading up to a large mixed slate area with flower and shrub beds. The garden is fully enclosed by fencing and served by outside lighting. The garden houses a:-

SUMMERHOUSE/STORE

9'9" x 7'7" (2.97m x 2.31m)

Served by power and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected. The property is served by a water softener and filtered water to the kitchen.

REFERENCE

27062025/29160471/WAL



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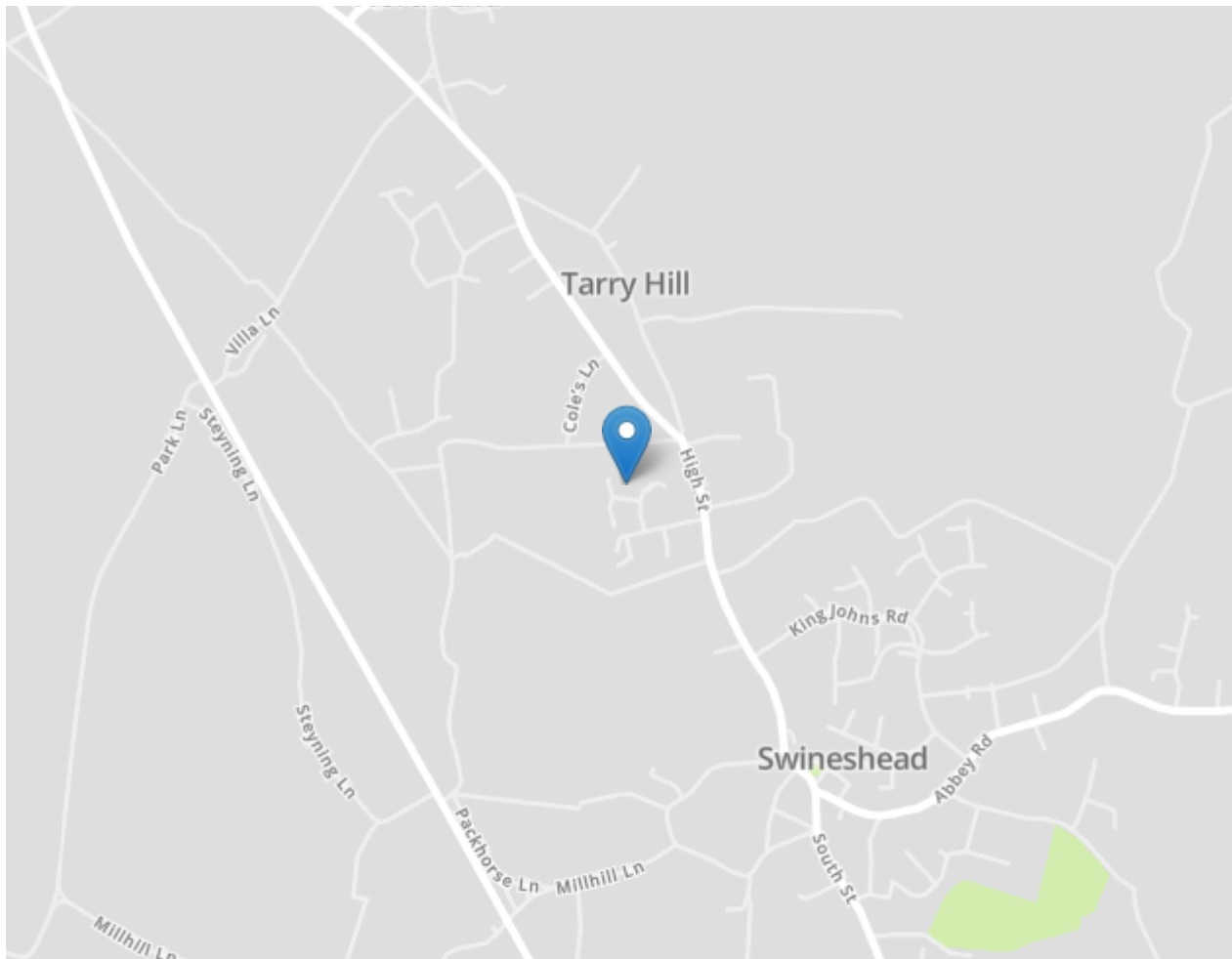
AGENT'S NOTES

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. 87.6 sq. metres (942.9 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 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	71	76
(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		