



£169,950

3 The Old School Yard, Swineshead, Boston, Lincolnshire PE20 3BP

SHARMAN BURGESS

**3 The Old School Yard, Swineshead, Boston,
Lincolnshire PE20 3BP
£169,950 Freehold**

ACCOMMODATION

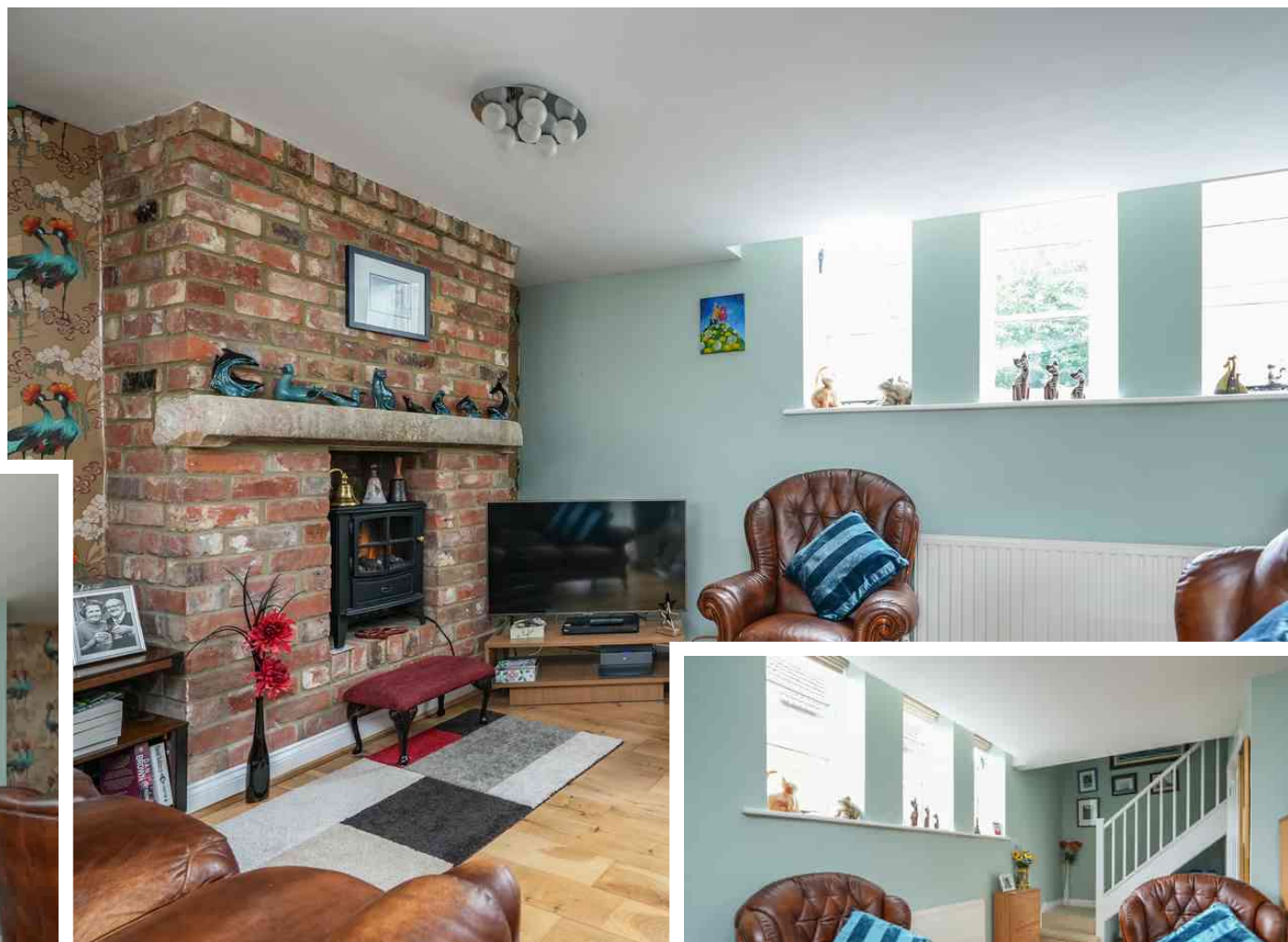
OPEN PLAN LOUNGE DINER

Having partially obscure glazed entrance door into: -

DINING AREA

11' 5" x 10' 4" (3.48m x 3.15m) (approximate measurement)
Having dual aspect windows, radiator, ceiling light point, Oak flooring, open plan through to: -

An extremely well presented, large two bedroomed property which is part of an old school conversion within the highly popular village of Swineshead. The accommodation comprises an open plan lounge with dining area, kitchen and ground floor cloakroom. To the first floor are two large double bedrooms and a bathroom. Further benefits include gas central heating, block paved parking, single garage and courtyard style gardens. The property offers many character features throughout and viewing comes highly recommended.



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LOUNGE AREA

19' 3" (maximum measurement including chimney breast and staircase) x 10' 2" (5.87m x 3.10m)

Having a continuation of the Oak flooring, windows, radiator, ceiling light point, staircase rising to the first floor landing, feature exposed brickwork chimneybreast with stone mantle and space for electric fire.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising a pedestal wash hand basin, WC, Oak flooring, radiator, ceiling light point, extractor fan.

KITCHEN

10' 3" x 7' 5" (3.12m x 2.26m)

Having counter tops, stainless steel one and half bowl sink and drainer with mixer tap, range of base level storage units and matching eye level wall units, plumbing for automatic washing machine, integrated double oven and grill, four ring gas hob with illuminated stainless steel fume extractor above, space for twin height fridge freezer, wall mounted Vaillant gas central heating boiler, Oak flooring, radiator, ceiling recessed lighting, window, wall mounted electric fuse box.

FIRST FLOOR LANDING

Having two ceiling light points, radiator, built-in airing cupboard with radiator and shelving within.

BEDROOM ONE

14' 3" x 10' 2" (4.34m x 3.10m) (both maximum measurements)

Having windows, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

14' 3" x 10' 2" (4.34m x 3.10m) (both maximum measurements)

Having windows, radiator, ceiling light point.

BATHROOM

Having a three piece suite comprising WC, pedestal wash hand basin, wood panelled bath with mixer tap and hand held shower attachment and fitted shower screen, radiator, extractor fan, ceiling light point, rooflite window, electric shaver point.

EXTERIOR

The property benefits from a block paved allocated parking space which sits immediately in front of the garage, which is included within the sale.

The garden is paved for ease of maintenance and fully enclosed by fencing.

GARAGE

16' 6" x 8' 9" (5.03m x 2.67m)

Situated in a block of three garages of brick and tiled construction. Having a personnel door leading to the property's courtyard garden.

SERVICES

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

REFERENCE

26469309/27062023/MAR



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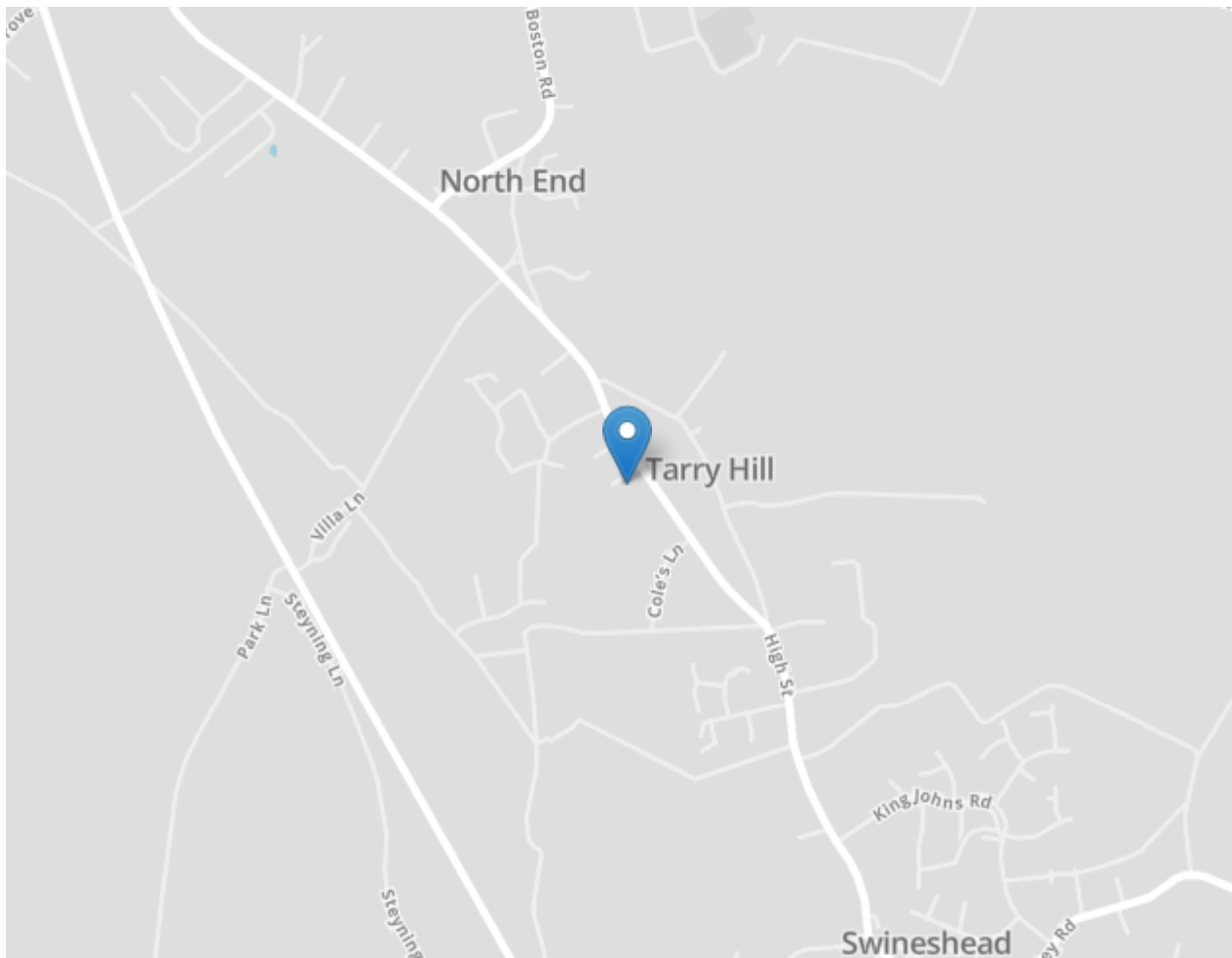
AGENT'S NOTES

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.

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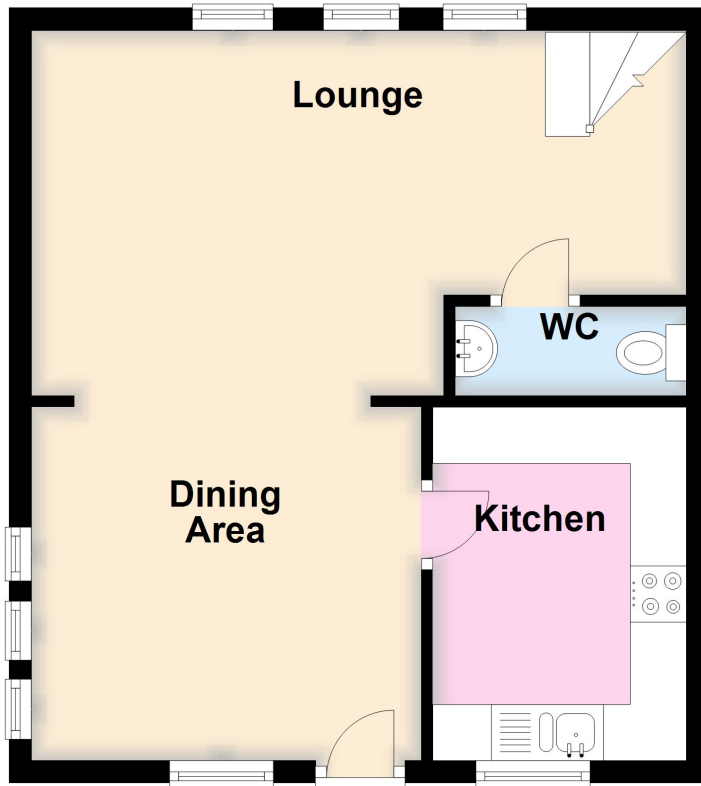
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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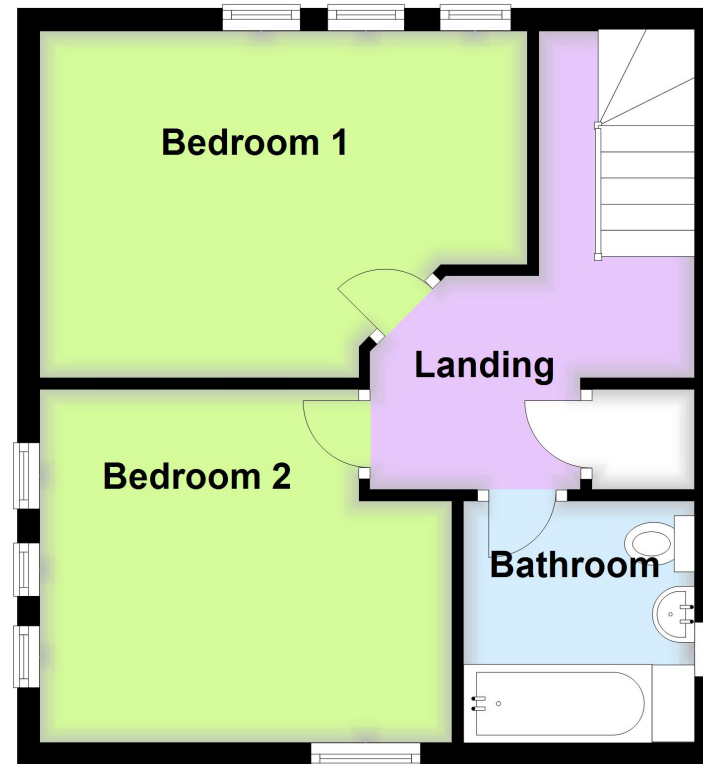
Ground Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



First Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



Total area: approx. 75.1 sq. metres (808.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	