



£210,000

10 Sherbourne Close, Swineshead, Boston, Lincolnshire PE20 3LE

SHARMAN BURGESS

**10 Sherbourne Close, Swineshead, Boston,
Lincolnshire PE20 3LE
£210,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With front entrance door, coved cornice, stairs rising to first floor landing, doors to ground floor cloakroom and lounge.

LOUNGE

14' 10" (maximum measurement into bay window) x 12' 4" (4.52m x 3.76m)

Having a box bay window to front aspect, further double glazed window, coved cornice, TV aerial point, inset gas fire with tiled surround and wooden mantle, under stairs storage cupboard, French doors through to: -

A modern and well presented three bedroom detached house situated on a corner plot in a cul-de-sac position with open field views to the rear. The property benefits from off road parking and enclosed rear garden.



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DINING ROOM

10' 8" x 7' 9" (3.25m x 2.36m)

Having a radiator, coved cornice, double glazed French doors through to conservatory, door through to: -

KITCHEN

10' 8" x 7' 5" (3.25m x 2.26m)

Having a modern fitted Colin Luesby Kitchen comprising a range of wall and base level units, work surfaces and splashbacks, integrated Bosch double oven, Bosch electric hob and extractor fan above, inset single bowl sink and drainer unit with mixer tap, integrated slimline dishwasher, space and plumbing for automatic washing machine, tiled flooring, double glazed window to rear aspect, side entrance door.

CONSERVATORY

13' 1" x 9' 11" (3.99m x 3.02m)

Of brick and uPVC construction with fibreglass roof. Having ceiling recessed spot lights, tiled floor, radiator, double glazed windows to side and rear aspects, double glazed patio doors leading to the rear garden.

FIRST FLOOR LANDING

Having coved cornice, access to roof space, doors arranged off to three bedrooms and airing cupboard.

BEDROOM ONE

13' 8" (maximum measurement) x 9' 7" (4.17m x 2.92m)

With bay window to front aspect, fitted wardrobes, coved cornice, radiator.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

8' 10" x 7' 5" (2.69m x 2.26m)

With double glazed window to rear aspect, coved cornice, radiator.

BEDROOM THREE

7' 4" x 6' 5" (2.24m x 1.96m)

Currently used as an office. With double glazed window to rear aspect, radiator, fitted desk unit and shelving, coved cornice.

BATHROOM

Having a three piece suite comprising a panelled bath with mixer tap and mains fed shower over, pedestal wash hand basin, low level WC with partly tiled walls, extractor fan, double glazed window to side aspect.

EXTERIOR

To the front, the property is served by a driveway which provides off road parking and a shaped front lawn. To the side and rear of the property is an area suitable for storage of a caravan or additional parking. There is also a shed situated at the end the driveway which is to be included in the sale.

REAR GARDEN

The rear garden is fully enclosed by a mixture of timber fencing and brick wall and comprises areas of paved patio, shaped lawn and shrub and bush borders surrounding. The garden benefits from open field views to the rear. The garden also benefits from a shed which is to be included within sale.

WORKSHOP/LEAN-TO

Situated to the side of the property.

SERVICES

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

REFERENCE

26163240/12042023/WRI



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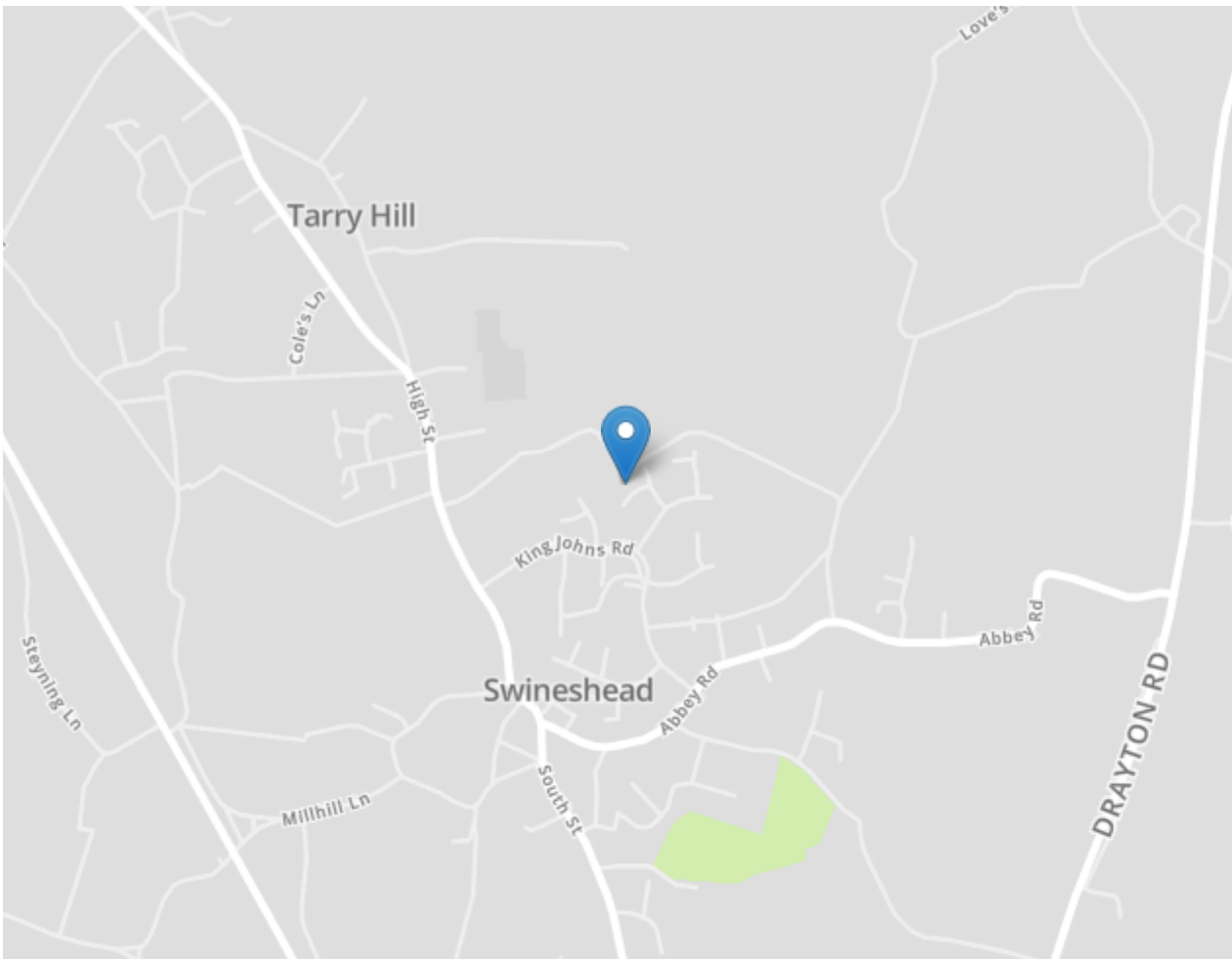
AGENT'S NOTES

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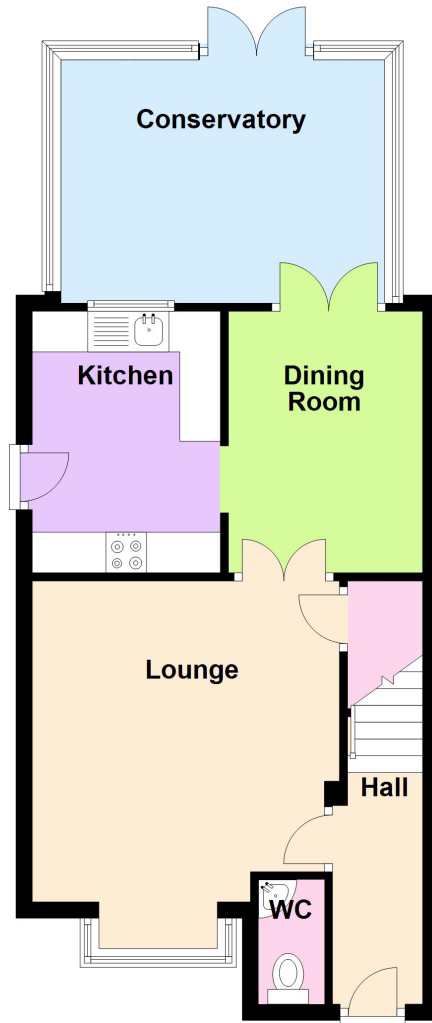
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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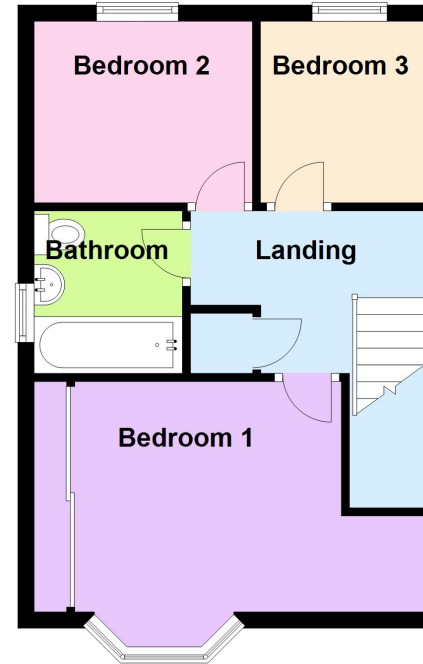
Ground Floor

Approx. 50.3 sq. metres (541.1 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.0 sq. feet)



Total area: approx. 85.3 sq. metres (918.1 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	65	
(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	