



£365,000

Blossom House, Church Lane, Swineshead, Boston, Lincolnshire PE20 3JA

SHARMAN BURGESS

**Blossom House, Church Lane, Swineshead,
Boston, Lincolnshire PE20 3JA
£365,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase rising to first floor landing, Karndean flooring, radiator, coved cornice, ceiling light point, wall mounted door chimes, wall mounted Nest central heating thermostat.

Situated in perhaps the most sought after location within the village of Swineshead is this highly impressive modern, detached home with a great garden room with two sets of bi-fold doors opening out into the garden. The accommodation comprises an entrance hall, lounge, the afore mentioned garden room, kitchen diner, utility and ground floor cloakroom. To the first floor are three bedrooms all with fitted wardrobes, an en-suite to bedroom one and a family bathroom. Further benefits include electric gates, oil central heating and a larger than average brick and tiled detached garage and extremely well presented gardens to both the front and rear. Viewing is highly recommended to fully appreciate both the condition and position of this well presented home.



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KITCHEN DINER

19' 3" (maximum measurement) x 11' 8" (5.87m x 3.56m)

A well appointed kitchen comprising Sillstone work surfaces with inset stainless steel sink with mixer tap and waste disposal unit, extensive range of Oak base level storage units, drawers and matching eye level wall units, space for twin height fridge freezer. Integrated Bosch appliances including microwave oven, dishwasher, twin ovens and grills, induction hob and illuminated stainless steel extractor above. Breakfast bar, tiled floor, radiator, coved cornice, ceiling recessed lighting and additional light point to the dining area, dual aspect windows to the front and rear of the property.

UTILITY ROOM

9' 0" x 5' 10" (2.74m x 1.78m)

Having counter top with inset stainless steel sink and drainer unit with mixer tap, base level storage unit, additional wall mounted units, plumbing for automatic washing machine, floor mounted Warmflow oil central heating boiler, coved cornice, ceiling light point, tiled floor matching that of the kitchen diner, radiator, obscure glazed door to rear aspect, extractor fan, under stairs storage cupboard.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising corner wash hand basin with mixer tap and tiled splashback, WC, tiled floor, radiator, obscure glazed window, coved cornice, ceiling light point.



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LOUNGE

19' 3" x 12' 8" (maximum measurement including chimney breast) (5.87m x 3.86m)

Having window to front aspect, two radiators, coved cornice, two ceiling light points, TV aerial point, fitted log burner to be included within the sale with stone hearth, matching inset and Oak surround. Double doors lead through to: -

GARDEN ROOM

15' 9" x 11' 10" (4.80m x 3.61m)

This fantastic room has the benefits of bi-folding doors opening out to both the side and rear, Oak flooring, ceiling recessed lighting and glazed roof. The room is served by power, two radiators and TV aerial point.

FIRST FLOOR LANDING

Having window to rear aspect, coved cornice, two ceiling light points, access to roof space, linen cupboard with slatted shelving within.

BEDROOM ONE

12' 1" x 12' 8" (3.68m x 3.86m) (both maximum measurements)
Having window to front aspect, radiator, ceiling light point, range of fitted bedroom furniture comprising wardrobes with hanging rails and shelving within.



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EN-SUITE SHOWER ROOM

Having a modern three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath and illuminated mirror above, matching wall mounted cabinet, shower cubicle with wall mounted mains fed shower within and shower screen, tiled floor, fully tiled walls, ceiling recessed lighting, heated towel rail, obscure glazed window to rear aspect.

BEDROOM TWO

11' 10" (maximum measurement) x 9' 9" (maximum measurement including wardrobes) (3.61m x 2.97m)
Having window to front aspect, radiator, ceiling light point, built-in wardrobes with hanging rails and shelving within.

BEDROOM THREE

11' 9" x 9' 0" (3.58m x 2.74m) (both maximum measurements)
Having window to rear aspect, radiator, coved cornice, ceiling light point, fitted bedroom furniture comprising wardrobes with hanging rails within and a chest of drawers.

BATHROOM

6' 8" x 6' 6" (2.03m x 1.98m)
Having a modern three piece suite comprising push button WC, panelled bath with wall mounted mains fed shower and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath and wall mounted illuminated and heated mirror above. Tiled floor, fully tiled walls, heated towel rail, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window to rear aspect.



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EXTERIOR

The property sits on an extremely well presented plot with electric wrought iron gated access leading to a large gravelled driveway providing ample off road parking and hardstanding to the property. There is a low level brick wall to the front boundary, with the front garden being predominantly laid to lawn and enclosed by a mixture of wall, fencing and hedging.

GARAGE

19' 9" x 10' 7" (6.02m x 3.23m)

Of brick and tiled construction. Having personnel door leading to the garden, served by electric roller door, power and lighting.

The gravelled driveway continues to the right hand side of the garage and provides further hardstanding. A wrought iron gate leads through to the rear garden.

REAR GARDEN

The rear gardens have a pleasant westerly aspect and initially comprise a paved patio seating area providing entertaining space. There is a central shaped lawn with flower and shrub borders. To the rear of the garage is a raised decked seating area which also gives access to a timber workshop/shed. The garden is served by outside power, tap and lighting. The garden also houses the oil tank which is situated to the rear of the workshop/shed.

TIMBER WORKSHOP/SHED

11' 7" x 9' 6" (3.53m x 2.90m)

Having two windows and a fitted workbench.

SERVICES

Mains electricity, water and drainage are connected to the property. The property is served by oil fired central heating.

REFERENCE

26414650/10062023/GRA



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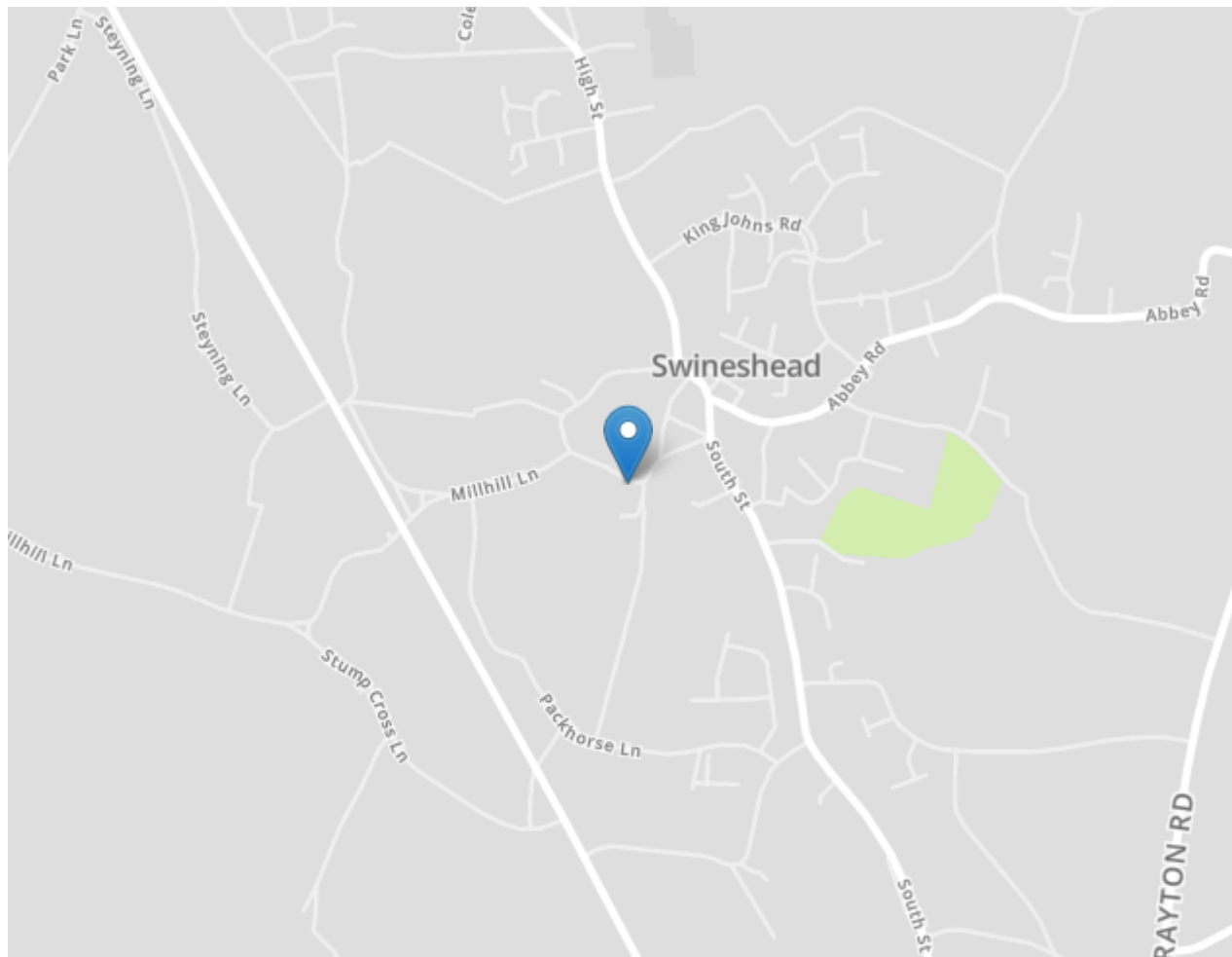
AGENT'S NOTES

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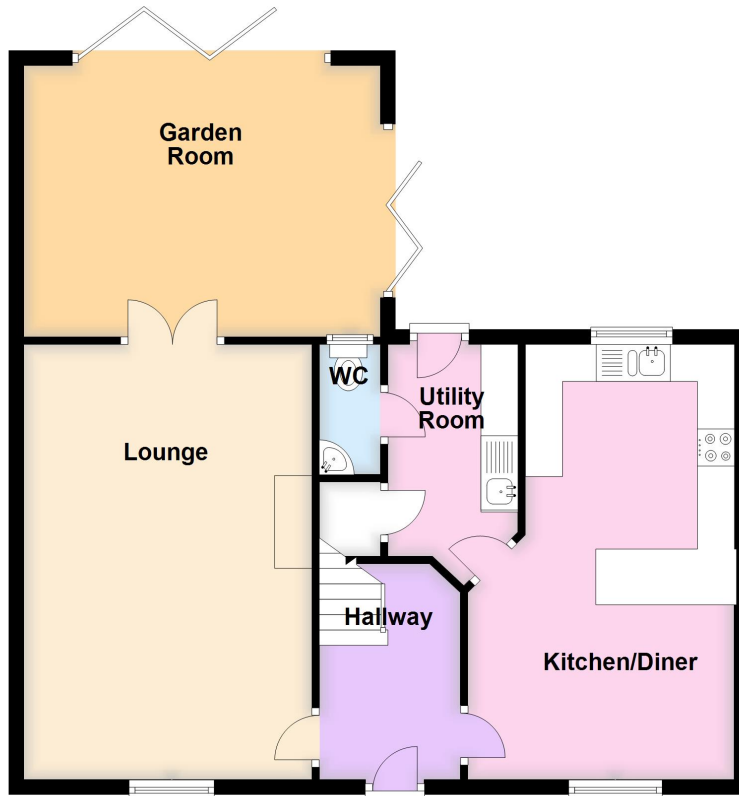
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

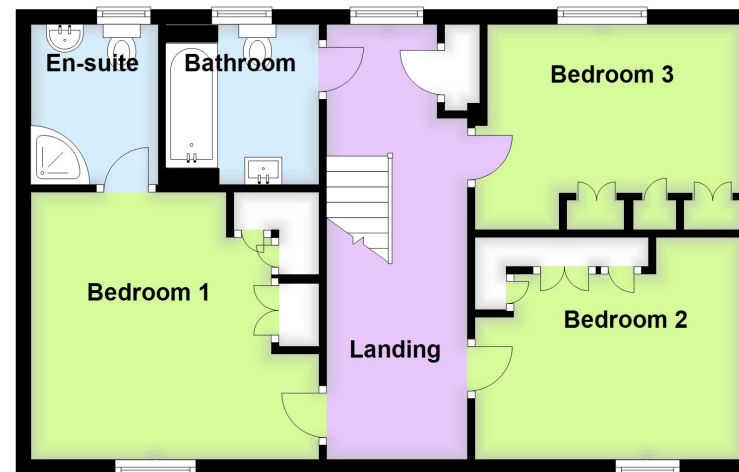


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Ground Floor
Approx. 74.3 sq. metres (799.8 sq. feet)



First Floor
Approx. 56.3 sq. metres (605.6 sq. feet)



Total area: approx. 130.6 sq. metres (1405.4 sq. feet)



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B	78	
(69-80)	C		
(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	