



SHARMAN
BURGESS
FOR SALE
01205 361161

£194,950

42 Milne Green, Swineshead, Boston, Lincolnshire PE20 3NP

SHARMAN BURGESS

**42 Milne Green, Swineshead, Boston,
Lincolnshire PE20 3NP
£194,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door with leaded light and coloured glass detailing, staircase rising to first floor landing, under stairs storage cupboard, wood effect laminate flooring, radiator, ceiling light point, telephone point.

A semi-detached property situated within a cul-de-sac location, with a good sized driveway allowing side by side parking and a generous sized rear garden. Accommodation comprises an entrance hall, refitted kitchen, lounge, three bedrooms to the first floor and a modern three piece family bathroom. Further benefits include uPVC double glazing and gas central heating. The property is offered for sale with NO ONWARD CHAIN.



SHARMAN BURGESS



KITCHEN

13' 0" (maximum) x 8' 5" (maximum) (3.96m x 2.57m)
Having Oak work surfaces with inset stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, plumbing for automatic washing machine, space for condensing tumble dryer, integrated oven and grill, four ring gas hob and illuminated stainless steel fume extractor, window to front aspect, partially obscure glazed entrance door, tiled flooring, radiator, ceiling light point, concealed wall mounted Glow Worm gas central heating boiler.

LOUNGE

14' 8" (maximum) x 11' 4" (maximum) (4.47m x 3.45m)
Having wood effect laminate flooring, ceiling light point, radiator, TV aerial point, double doors leading to the rear garden.

FIRST FLOOR LANDING

With access to roof space, ceiling light point, built-in airing cupboard with hot water cylinder and slatted linen shelving within.

BEDROOM ONE

14' 9" (maximum) x 8' 4" (maximum) (4.50m x 2.54m)
Having window to rear aspect, radiator, ceiling light point, telephone point.

BEDROOM TWO

9' 7" (maximum) x 8' 3" (maximum) (2.92m x 2.51m)
Having window to front aspect, radiator, ceiling light point.

BEDROOM THREE

8' 1" (maximum) x 6' 0" (maximum) (2.46m x 1.83m)
Having window to rear aspect, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

FAMILY BATHROOM

Being fitted with a modern three piece suite comprising bath with wall mounted mains fed shower and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, WC. Tiled flooring, heated towel rail, ceiling light point, extractor fan, obscure glazed window to front.

EXTERIOR

To the front, the property has a dropped kerb leading to a driveway which extends to the left hand side of the property and provides off road parking. The front garden is predominantly laid to lawn.

The good sized rear garden initially comprises a paved seating area, with further gravelled sections and shaped central lawned area. The garden houses a timber shed and is fully enclosed by fencing and served by outside lighting. The garden also may provide space for a detached garage, subject to gaining any necessary planning permissions or consents from the relevant local authority.

SERVICES

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

REFERENCE

06022024/27227032/THO



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

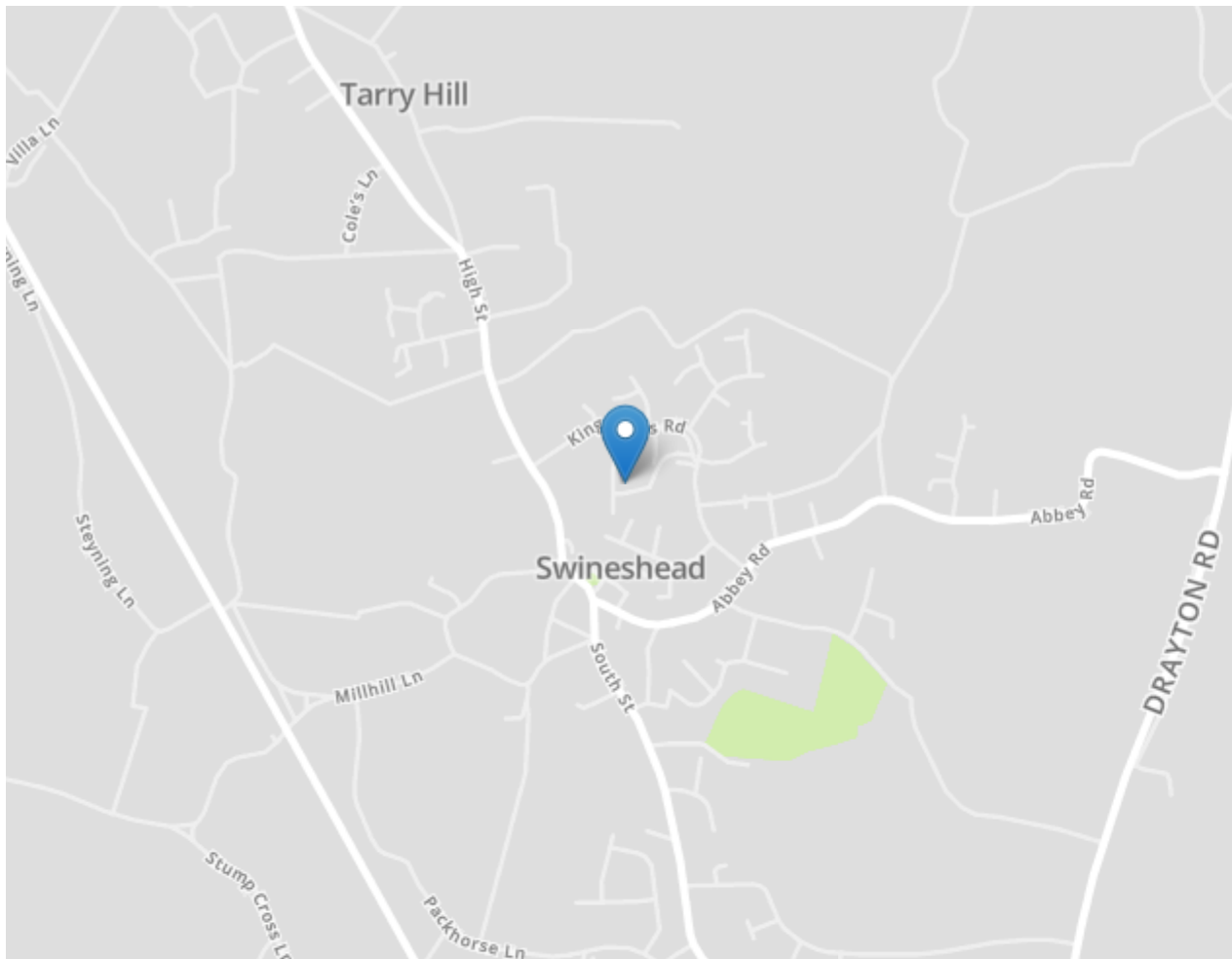
AGENT'S NOTES

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.

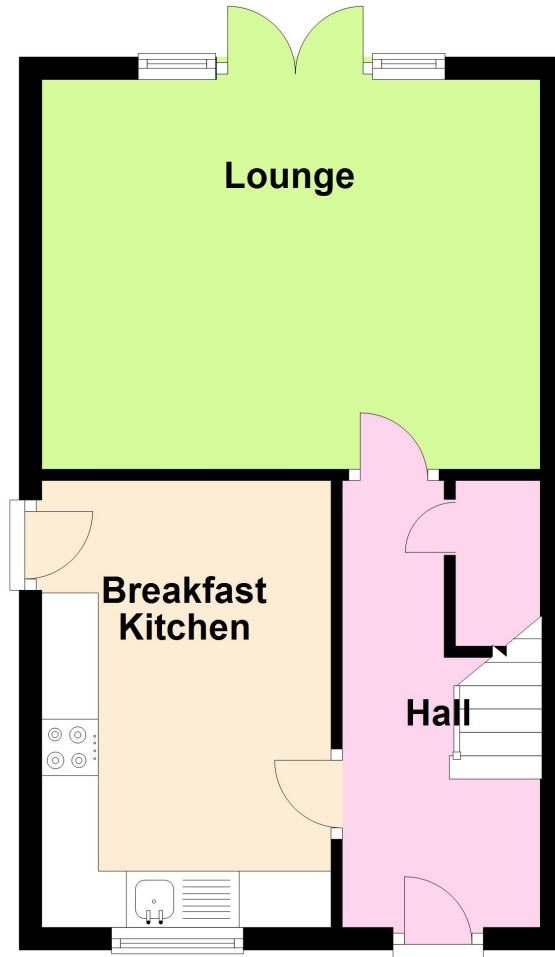
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

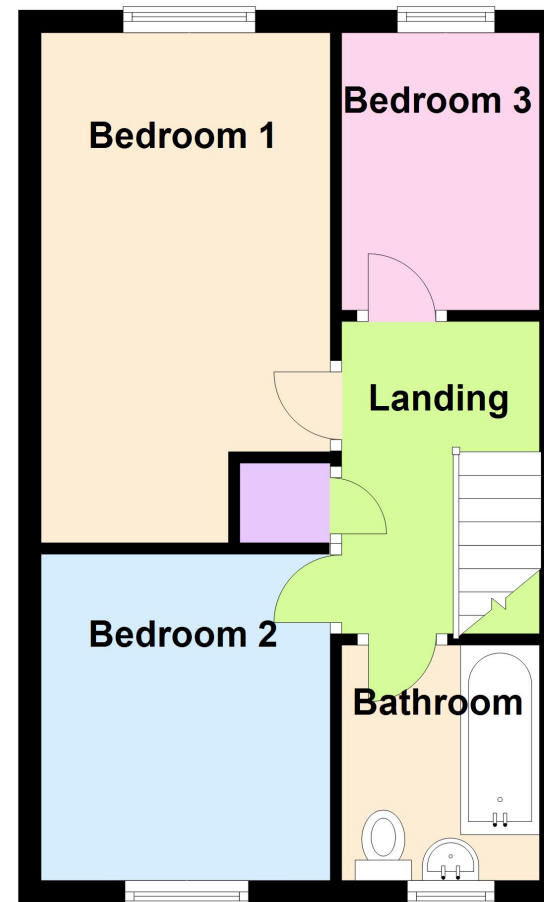
Ground Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.4 sq. feet)



Total area: approx. 66.3 sq. metres (713.9 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+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	