



£300,000

6 Abbey Gardens Bullens Lane, Swineshead, Boston, Lincolnshire PE20 3LG

SHARMAN BURGESS

**6 Abbey Gardens Bullens Lane, Swineshead,
Boston, Lincolnshire PE20 3LG
£300,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door, staircase rising to first floor landing, under stairs storage cupboard, radiator, coved cornice, two ceiling light points, wall mounted door chime.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising wash hand basin with tiled splashback, push button WC, radiator, coved cornice, ceiling light point, extractor fan.

An extremely impressive, large detached property benefitting from a south facing garden to the rear. The accommodation is extremely well presented throughout and offers generous sized living accommodation comprising entrance hall, ground floor cloakroom, lounge with log burner, kitchen diner with integrated appliances, rear entrance lobby, utility room. To the first floor is a sizeable landing, three double bedrooms, family bathroom and an en-suite shower room to bedroom one. The property benefits from gas central heating, driveway and single garage, well maintained rear garden.



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LOUNGE

16' 3" (maximum measurement) x 12' 2" (maximum measurement including chimney breast) (4.95m x 3.71m)
Having feature fitted log burner with stone tiled hearth and matching surround, two windows to front aspect, two radiators, coved cornice, ceiling light point, TV aerial point.
Archway through to: -

KITCHEN DINER

19' 4" x 12' 0" (5.89m x 3.66m)
Having a fully fitted kitchen comprising roll edge work surfaces with tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units. Integrated appliances including fridge freezer, dishwasher, waist height double oven and grill, five ring gas hob with illuminated stainless steel fume extractor above. Dual aspect windows, radiator, coved cornice, ceiling light point, further ceiling recessed lighting, door to: -

REAR ENTRANCE LOBBY

Having obscure glazed rear entrance door, access to entrance hall, radiator, coved cornice, ceiling light point.



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UTILITY ROOM

8' 7" x 6' 0" (2.62m x 1.83m)

Having roll edge work surfaces with tiled splashbacks, stainless steel sink and drainer unit with mixer tap, base level storage unit, plumbing for automatic washing machine, space for condensing tumble dryer, space for standard height fridge and freezer, window to rear aspect, coved cornice, ceiling light point, wall mounted central heating digital timer, radiator, extractor fan.

FIRST FLOOR LANDING

Having Velux window to rear aspect, radiator, coved cornice, ceiling light point, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

17' 8" (maximum measurement) x 11' 8" (maximum measurement) (5.38m x 3.56m)

Having dual aspect windows, two radiators, coved cornice, ceiling light point, access to roof space.

EN-SUITE SHOWER ROOM

Having push button WC, pedestal wash hand basin, shower cubicle with wall mounted mains fed shower and tiled splashbacks within, walls tiled to approximately two thirds height, tiled floor with electric under floor heating, obscure glazed window, heated towel rail, electric shaver point, extractor fan, ceiling recessed lighting, coved cornice.



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BEDROOM TWO

14' 3" (maximum measurement with reduced head and taken to built-in wardrobes) x 12' 4" (maximum measurement) (4.34m x 3.76m)

Having two windows, two radiators, coved cornice, ceiling light point, built-in bedroom furniture comprising two double wardrobes with hanging rails and shelving within and a dressing table with base level cabinet and drawers.

BEDROOM THREE

13' 7" (maximum measurement) x 12' 2" (maximum measurement with reduced head height and including bedroom furniture) (4.14m x 3.71m)

Having dual aspect windows, radiator, coved cornice, ceiling light point, built-in bedroom furniture comprising double wardrobe with hanging rail and shelving within and a chest of drawers.

FAMILY BATHROOM

Having a three piece suite comprising pedestal wash hand basin, push button WC, panelled bath with mixer tap and hand held shower attachment, tiled floor with electric under floor heating, fully tiled walls, coved cornice, ceiling recessed lighting, extractor fan, heated towel rail, Velux window.



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EXTERIOR

The property is situated on a corner plot benefitting from a block paved and gravelled driveway which provides off road parking as well as vehicular access to the garage. The front garden is predominantly laid to lawn, with paved pathway leading to the front entrance door, with plant and shrub border. The driveway and pathway are served by outside lighting. There is a further lawned area to the right hand side of the property with paved access leading to a gateway through to the rear garden.

The rear garden is fully enclosed by a mixture of wall, hedging and fencing and benefits from a good sized paved patio seating area providing entertaining space, with further sections laid to gravel and flower and shrub borders. There is a low level picket fence with gated access leading to the remainder of the garden which is laid to lawn. The garden enjoys a pleasant southerly facing aspect and is served by outside tap and lighting.

GARAGE

Having up an dover doors, being served by power and lighting, housing the gas central heating boiler.

SERVICES

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

REFERENCE

25841132/18072023/JOH



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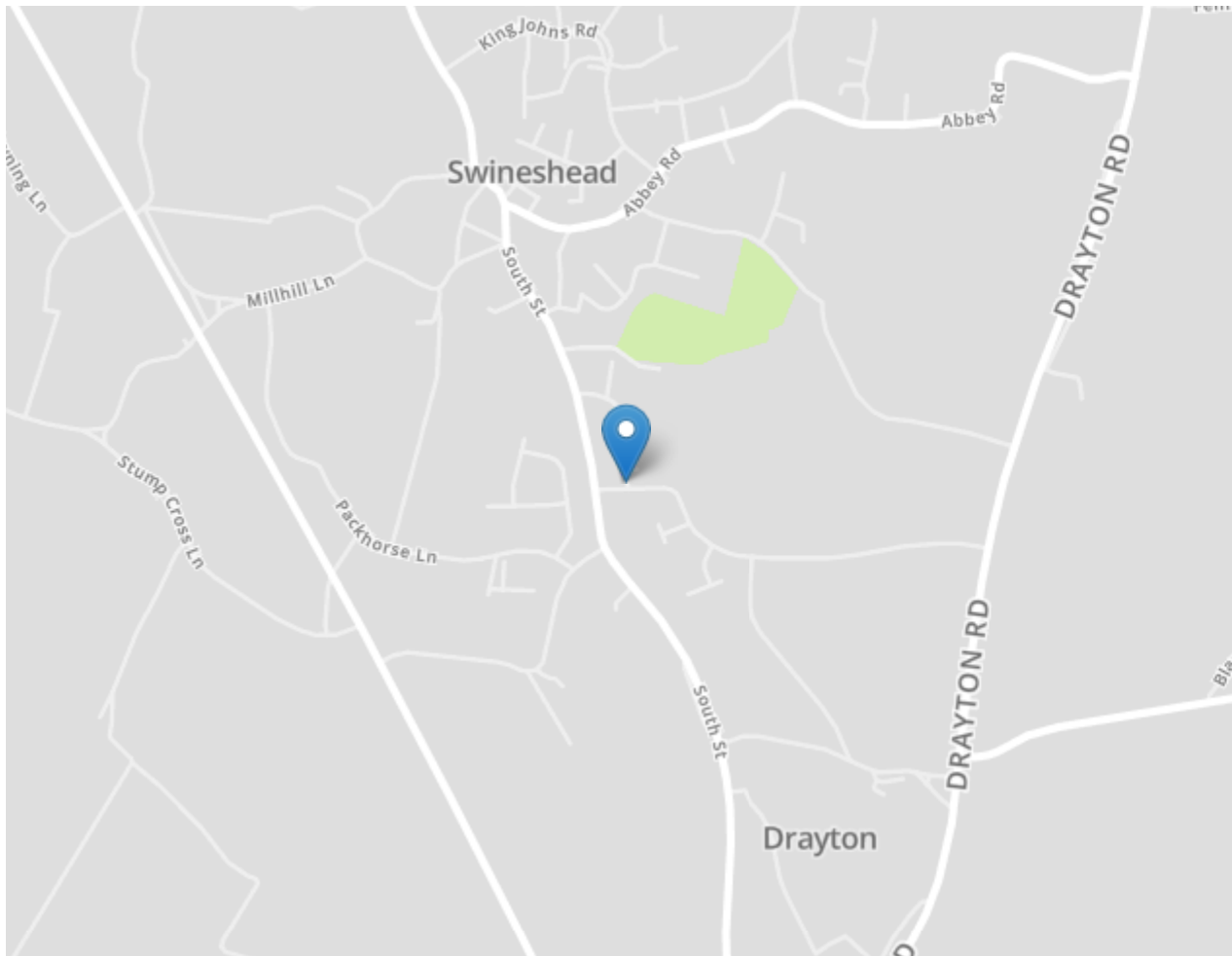
AGENT'S NOTES

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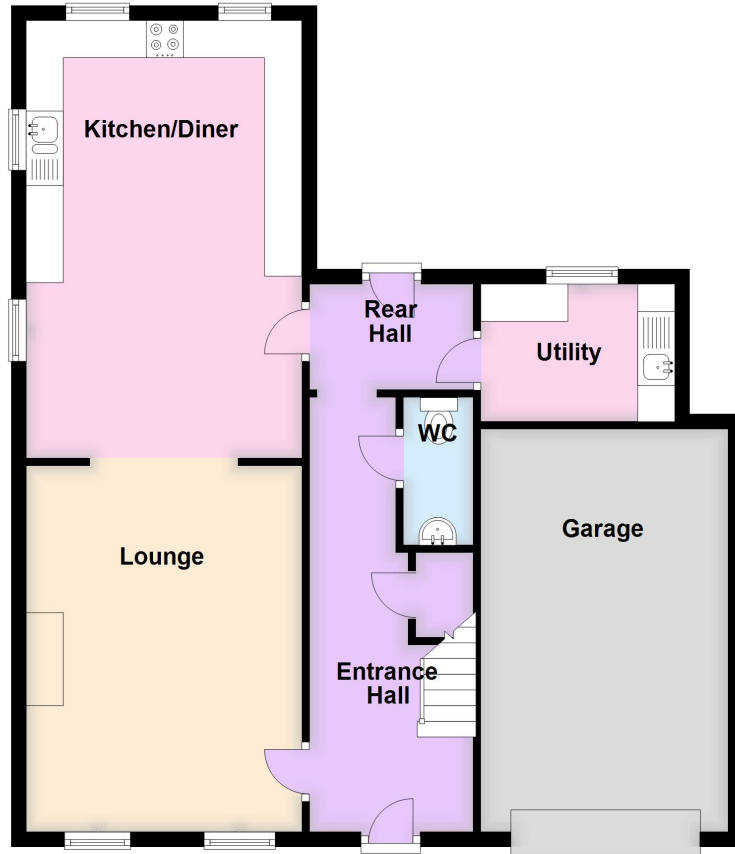
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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

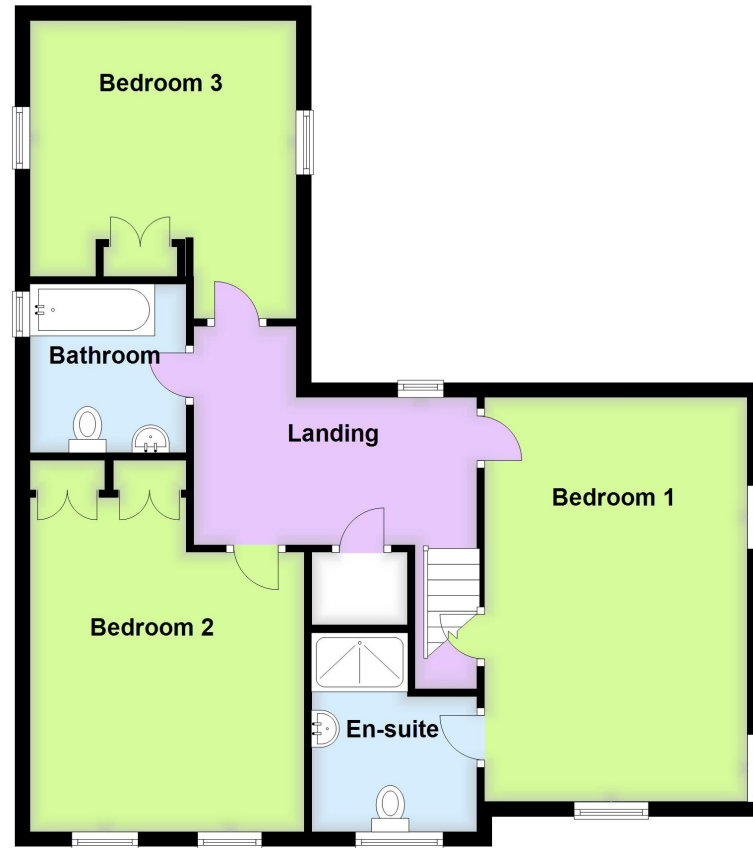


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Ground Floor
Approx. 81.4 sq. metres (875.8 sq. feet)



First Floor
Approx. 73.6 sq. metres (791.9 sq. feet)



Total area: approx. 154.9 sq. metres (1667.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		87
(81-91)	B	78	
(69-80)	C		
(55-68)	D		
(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	