



**£179,950**

17 Stump Cross Lane, Swineshead, Boston, Lincolnshire PE20 3JJ

**SHARMAN BURGESS**



**17 Stump Cross Lane, Swineshead, Boston,  
Lincolnshire PE20 3JJ  
£179,950 Freehold**

A detached bungalow situated in the popular village of Swineshead with accommodation comprising an entrance lobby, entrance hall, lounge, kitchen, lean-to conservatory, two bedrooms, bathroom and a separate WC. Further benefits include a driveway and concrete sectional garage, front and rear gardens and oil fired central heating.

**ACCOMMODATION**

**ENTRANCE LOBBY**

Having a partially glazed front entrance door, further obscure glazed door through to: -

**ENTRANCE HALL**

Having radiator, coved cornice, ceiling light point.



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### LOUNGE

14' 0" (maximum measurement) x 10' 9" (maximum measurement including chimney breast) (4.27m x 3.28m)  
Having dual aspect windows to front and side of the property, two radiators, coved cornice, ceiling light point, additional wall light points, fireplace with space for electric fire and display mantle above.

### KITCHEN

17' 2" x 8' 7" (5.23m x 2.62m) (both maximum measurements)  
Having counter tops, base level storage units, drawer units, matching eye level wall units, space for electric cooker, plumbing for washing machine, radiator, Xpelair extractor fan, dual aspect windows, ceiling mounted strip light.

### LEAN-TO CONSERVATORY

11' 8" x 5' 9" (3.56m x 1.75m)  
Having dual aspect windows, door to rear aspect, polycarbonate roof, radiator, power and wall mounted lighting.

### BEDROOM ONE

11' 1" x 10' 9" (3.38m x 3.28m)  
Having window to front aspect, radiator, coved cornice, ceiling light point.

### BEDROOM TWO

11' 0" x 10' 9" (3.35m x 3.28m)  
Having window to side aspect, radiator, coved cornice, ceiling light point.



**SHARMAN  
BURGESS** Est 1996



### **BATHROOM**

Having wash hand basin with mixer tap and vanity unit beneath, panelled bath with wall mounted electric shower above, obscure glazed window to rear aspect, heated towel rail, fully tiled walls, ceiling light point, airing cupboard housing the hot water cylinder and slatted linen shelving.

### **SEPARATE WC**

Having obscure glazed window, ceiling light point, WC, access to roof space, floor mounted Myson central heating boiler.

### **EXTERIOR**

The property is approached over a driveway which extends to the left hand side of the property and provides ample off road parking and hardstanding as well as vehicular access to the single garage. The front gardens are laid to lawn with flower and shrub borders. A further gravelled wider section of the driveway provides further parking space if required. The rear garden has a small lawned area, paved patio and an approximate 8ft x 6ft greenhouse which is to be included in the sale. The rear garden houses the oil tank, a corrugated metal shed and is served by outside tap and lighting.

### **SINGLE GARAGE**

Of concrete sectional construction with up and over door.

### **SERVICES**

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

### **AGENTS NOTE**

Prospective purchasers should be aware that this property is offered for sale subject to a grant of probate. Further information is available from the selling agent.

### **REFERENCE**

26263902/25052023/TRE





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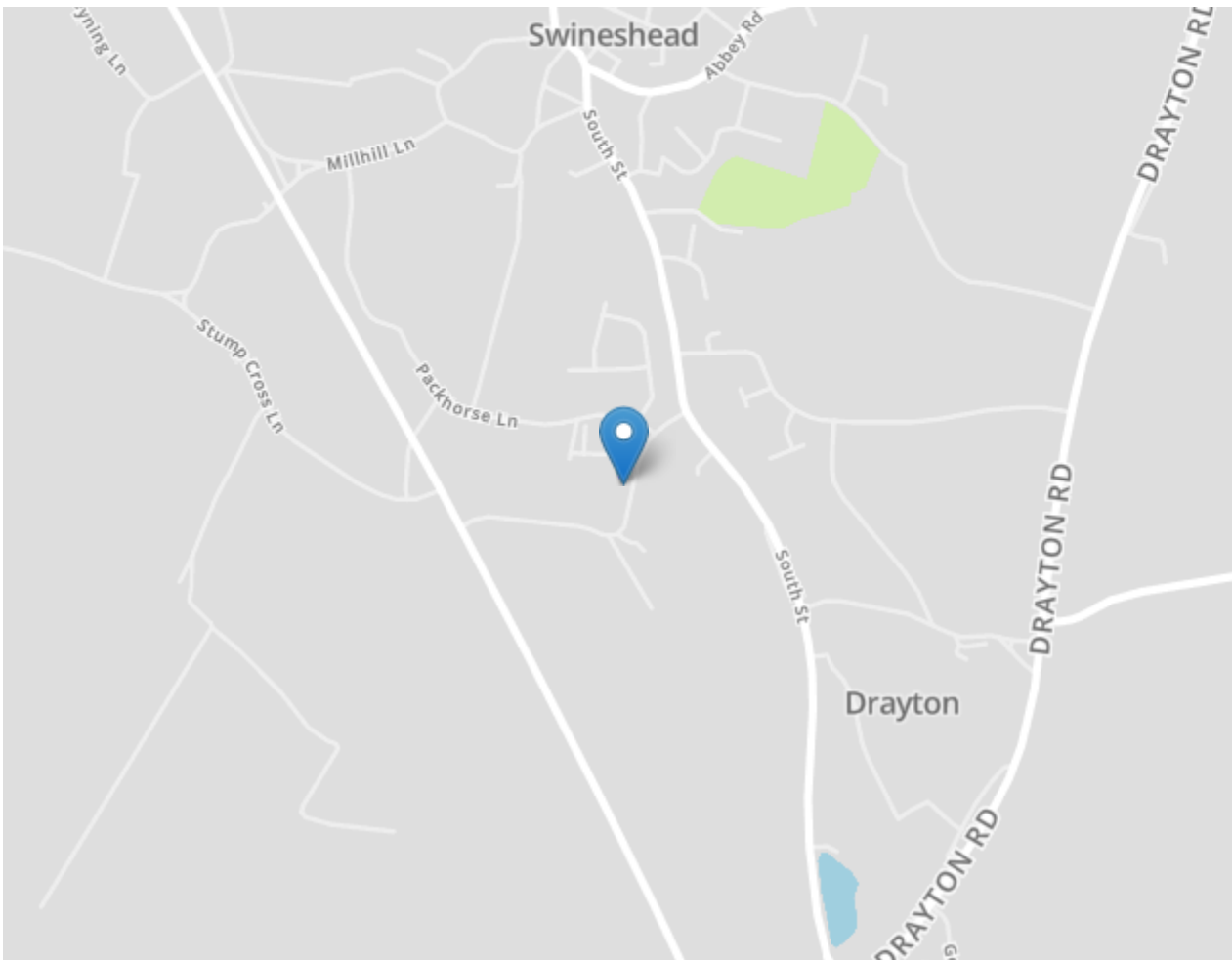
## AGENT'S NOTES

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.

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.

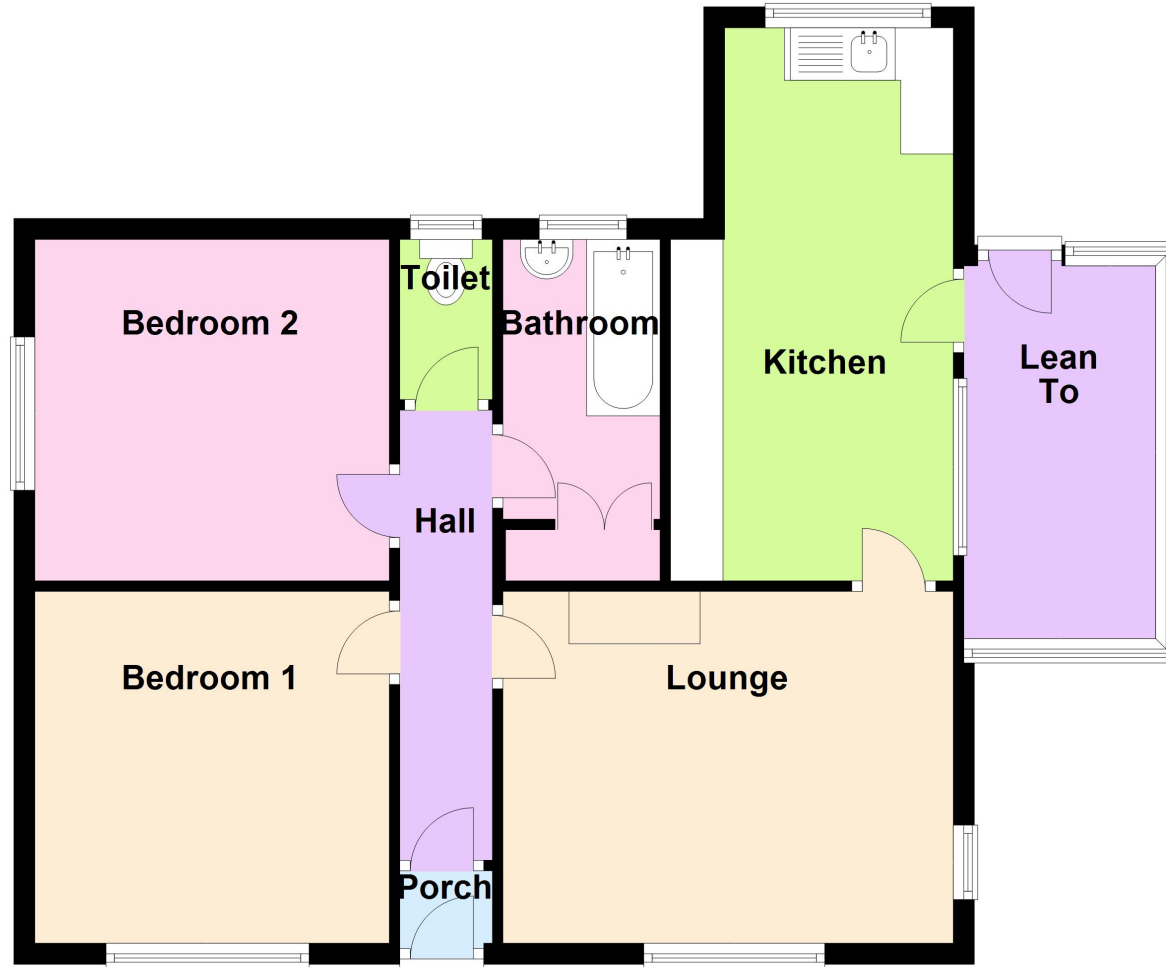


**SHARMAN BURGESS**



# Ground Floor

Approx. 69.8 sq. metres (750.9 sq. feet)



Total area: approx. 69.8 sq. metres (750.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		98
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	38	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	