



**£390,000**

2 Hubba Crescent, Swineshead, Boston, Lincolnshire PE20 3JT

**SHARMAN BURGESS**



**2 Hubba Crescent, Swineshead, Boston,  
Lincolnshire PE20 3JT  
£390,000 Freehold**

**ACCOMMODATION**

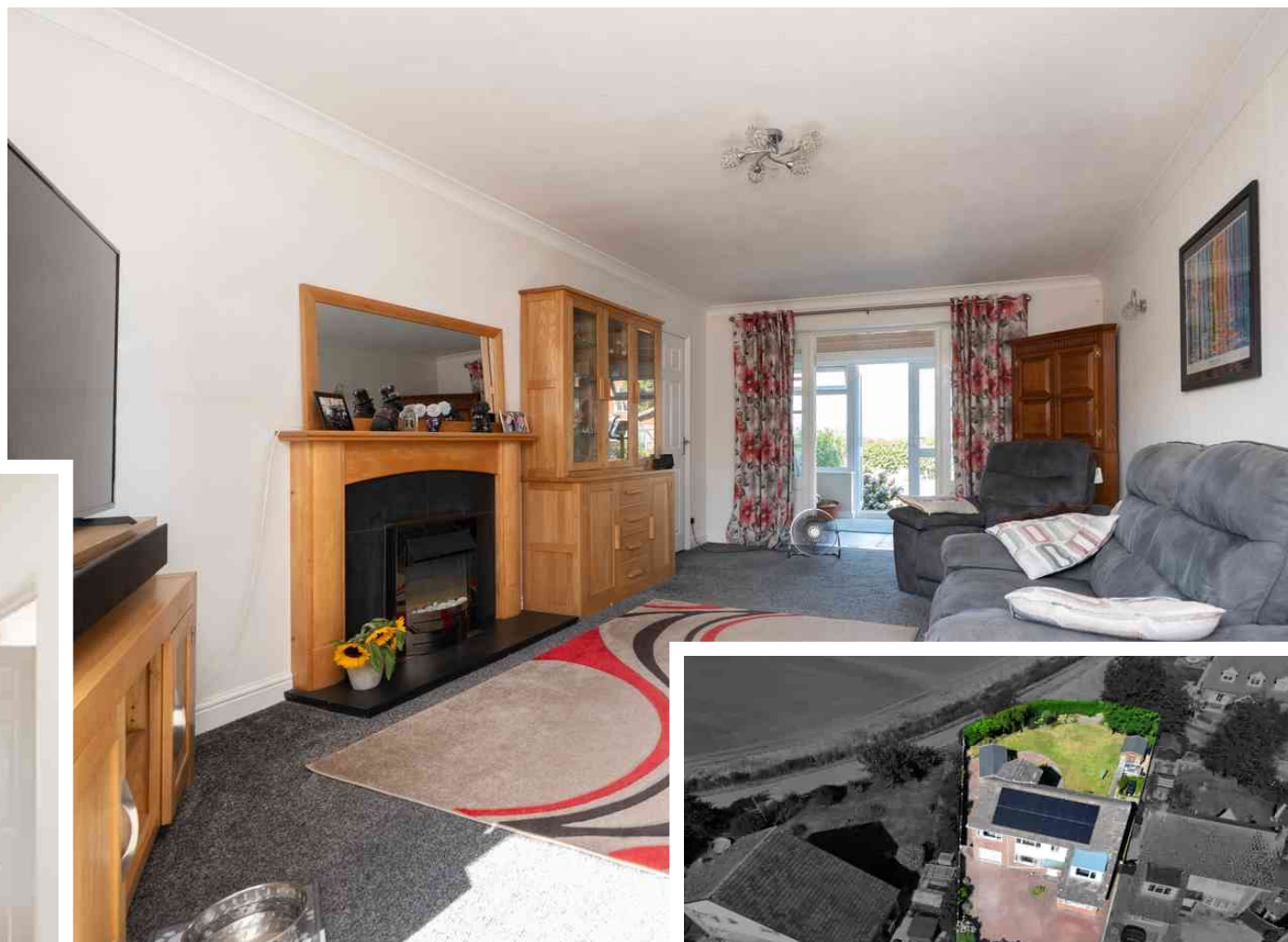
**ENTRANCE HALL**

Having partially obscure glazed front entrance door with window to side, staircase rising off, radiator, ceiling light point, wall mounted coat hooks.

**LOUNGE**

22' 2" x 11' 5" (6.76m x 3.48m)

Having window to front elevation, radiator, coved cornice, ceiling light point, additional wall light points, TV aerial point, fireplace with matching inset and hearth and display surround with fitted electric fire. Double doors lead through to: -



**SHARMAN BURGESS**

#### GARDEN ROOM

11' 5" x 7' 9" (3.48m x 2.36m)

Of brick and uPVC double glazed construction with solid roof. Having French doors leading out to the garden, tiled floor, wall mounted lighting, radiator.

#### OFFICE

12' 7" x 9' 0" (3.84m x 2.74m)

Having window to rear elevation, radiator, coved cornice, wall mounted lighting, personal door to garage.

#### OPEN PLAN LIVING KITCHEN

33' 11" x 10' 5" (10.34m x 3.17m)

An extremely well appointed modern kitchen comprising counter tops with matching upstands, inset stainless steel sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units, plumbing for dishwasher, integrated waist height double oven and grill, four ring induction hob with stainless steel illuminated fume extractor above, space for twin height fridge freezer, low level kickboard heater, additional space for standard height fridge, built-in storage cupboard housing the Wallstar central heating boiler, dual aspect windows and further obscure glazed window to side elevation, three ceiling light points, radiator, partially obscure glazed entrance door.

#### UTILITY ROOM INCLUDING CLOAKROOM

10' 10" x 5' 3" (3.30m x 1.60m)

Having counter top with matching upstand, stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space and plumbing for washing machine, obscure glazed window to rear elevation, ceiling light point, heated towel rail, WC with concealed cistern.



**SHARMAN  
BURGESS** Est 1996

#### FIRST FLOOR LANDING

Having ceiling light point, built-in linen cupboard with slatted linen shelving within, access to the loft space which is part boarded and served by loft ladder.

#### BEDROOM ONE

22' 2" x 9' 0" (excluding entrance area but includes recess) (6.76m x 2.74m)

Having dual aspect windows, radiator, coved cornice, two ceiling light points, access to loft space, built-in double wardrobe with shelving within.

#### EN-SUITE SHOWER ROOM

9' 0" x 7' 5" (2.74m x 2.26m)

Having wash hand basin with vanity unit and surrounding storage including wall mounted mirror and lighting, WC with concealed cistern, shower cubicle with wall mounted mains fed shower within and fitted shower screen, extended tiled splashbacks, radiator, coved cornice, ceiling light point, electric shaver point, obscure glazed window to rear elevation.

#### BEDROOM TWO

10' 8" (maximum into recess) x 15' 5" (3.25m x 4.70m)

Having two windows to front elevation, radiator, dado rail coved cornice, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

#### BEDROOM THREE

17' 9" (maximum) x 9' 0" (maximum) (5.41m x 2.74m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in airing cupboard housing the hot water cylinder within.

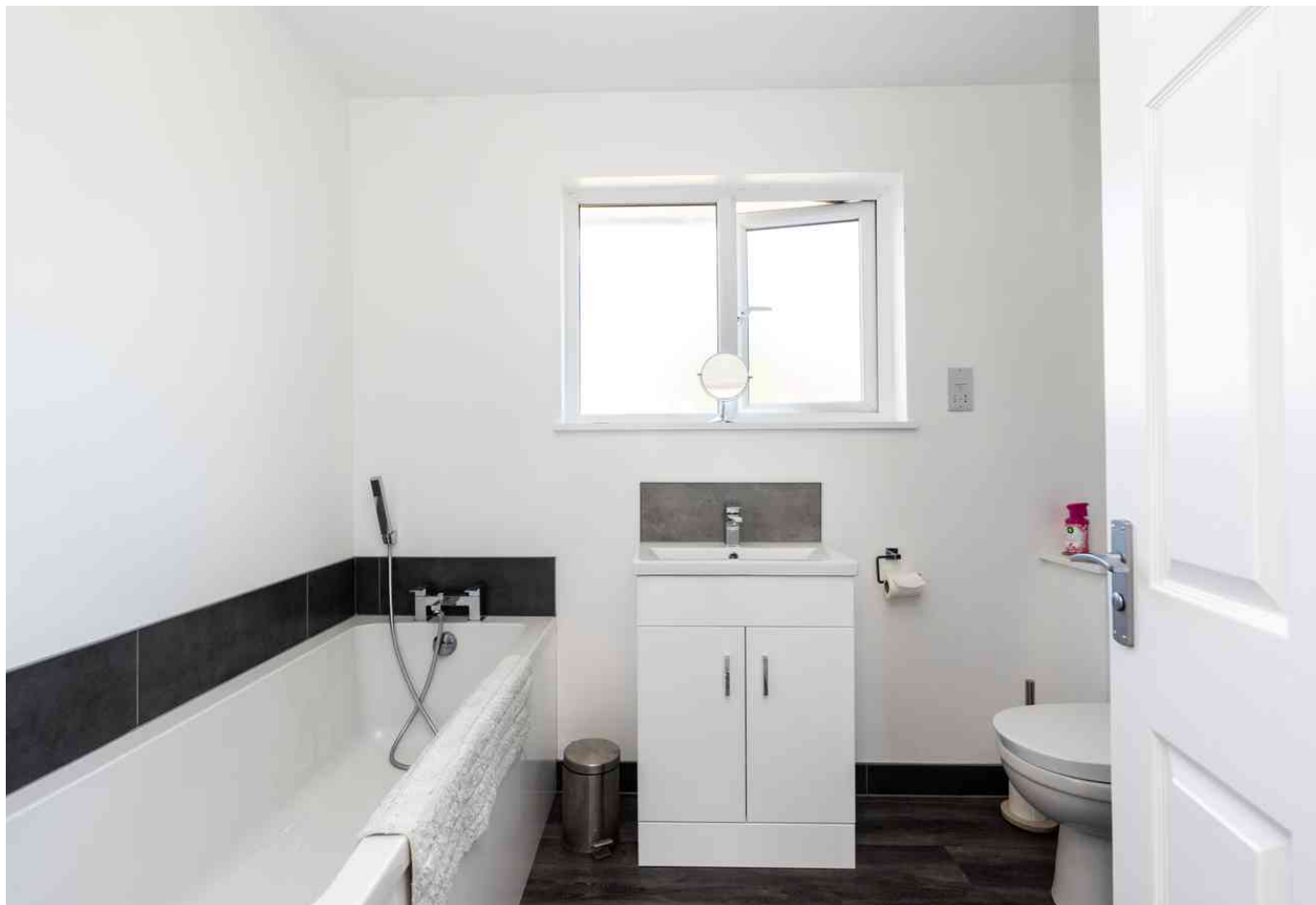
#### BEDROOM FOUR

9' 1" (maximum) x 9' 10" (maximum into recess) (2.77m x 3.00m)

Having window to rear elevation, radiator, ceiling light point.







#### BEDROOM FIVE

9' 4" x 7' 2" (2.84m x 2.18m)

Having window to rear elevation, radiator, ceiling light point.

#### FAMILY BATHROOM

6' 4" x 9' 0" (1.93m x 2.74m)

Being fitted with a modern four piece suite comprising shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, panelled bath with mixer tap and hand held shower attachment, tiled splashbacks, heated towel rail, ceiling light point, extractor fan, electric shaver point, obscure glazed window to rear elevation.

#### EXTERIOR

To the front, the property is approached over a dropped kerb leading to a large block paved driveway which provides ample off road parking and hardstanding as well as vehicular access to the garage. There are shrub and bush borders and the driveway is also served by outside lighting. Additional gated access leads to the rear.

#### GARAGE

16' 11" x 9' 1" (5.16m x 2.77m)

Having electric roller door, served by power and lighting, fitted racking providing additional storage which is to be included in the sale. The garage is also served by a radiator.

#### REAR GARDEN

Being well presented and initially laid to a block paved patio seating area with steps leading down to the remainder of the garden, which is predominantly laid to lawn and benefits from a sunken pond with aquatic plants and water feature and a surrounding rockery housing a mixture of plants and shrubs. Concealed within the garden is the oil tank. The garden also house a 6ft x 6ft greenhouse which is to be included within the sale as well as a:-



**SHARMAN  
BURGESS** Est 1996

#### GARDEN SHED

11' 1" x 7' 3" (3.38m x 2.21m)

Being served by power and lighting and having two windows.

Continuing down the garden are additional well stocked flower and shrub borders and a further block paved pathway gives access to the: -

#### DETACHED WORKSHOP

19' 0" x 9' 2" (5.79m x 2.79m)

Being served by power and lighting.

The garden is enclosed by a mixture of fencing and hedging and is served by external tap and lighting. The garden composteer is also included in the sale.

#### SERVICES

Main water, electricity and drainage are connected. The property is served by oil fired central heating and owned solar panels which are fitted to the roof and benefitting from a battery providing electrical storage and heavily reduced electricity bills.

#### REFERENCE

25062025/29225803/AND



**SHARMAN  
BURGESS** Est 1996



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](http://www.yellowfinancial.co.uk)**

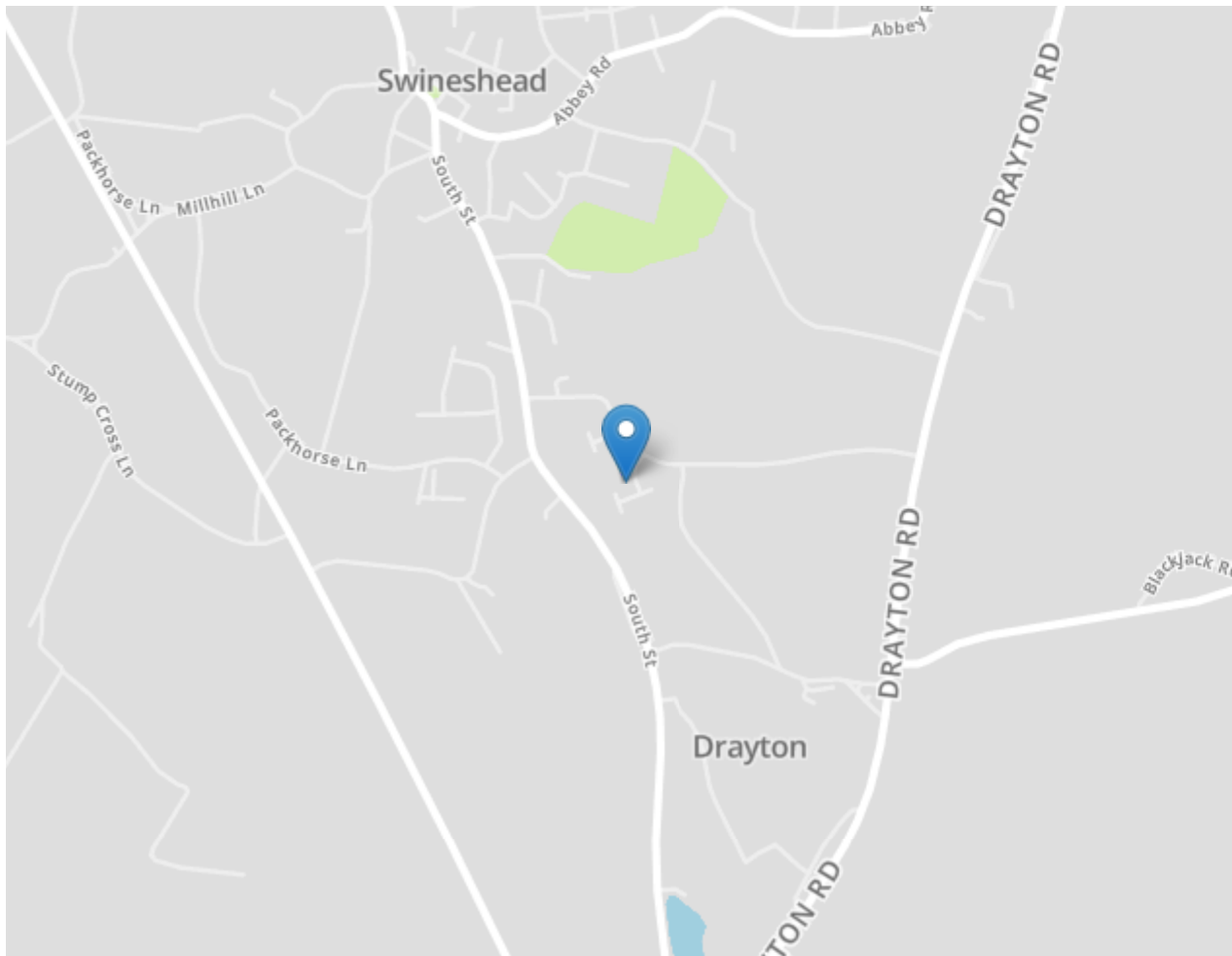
## AGENT'S NOTES

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. 101.2 sq. metres (1088.9 sq. feet)



### First Floor

Approx. 89.9 sq. metres (967.5 sq. feet)



Total area: approx. 191.0 sq. metres (2056.4 sq. feet)

**SHARMAN  
BURGESS** Est 1996

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		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	