



£147,500

1 Scotney Cottage, High Street, Swineshead, Boston, Lincolnshire PE20 3LH

SHARMAN BURGESS

**1 Scotney Cottage, High Street, Swineshead,
Boston, Lincolnshire PE20 3LH
£147,500 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

With obscure glazed door, staircase rising to the first floor landing, radiator, ceiling light point.

LOUNGE

14' 9" x 11' 8" (4.50m x 3.56m) (both maximum measurements)
With window to front aspect, window to side aspect, radiator, ceiling light point, TV aerial point.

A modern semi-detached property situated in the village of Swineshead, offering good sized living accommodation comprising an entrance hall, lounge, kitchen diner, rear entrance lobby and ground floor cloakroom. To the first floor is a landing, two double bedrooms and a bathroom. Further benefits include uPVC double glazing, gas central heating and enclosed rear garden.



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KITCHEN DINER

14' 10" x 8' 8" (4.52m x 2.64m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, plumbing for dishwasher, wall mounted Glow Worm gas central heating boiler, integrated oven and grill, four ring gas hob and fume extractor, window to rear aspect, ceiling mounted strip light, ceiling light point, radiator, tiled floor, space for twin height fridge freezer, window to rear aspect, under stairs storage cupboard.

REAR ENTRANCE LOBBY

With tiled floor, obscure glazed rear entrance door, ceiling light point, built-in cloak cupboard providing storage space.

GROUND FLOOR CLOAKROOM

Having a tiled floor, corner wash hand basin with tiled splashback, push button WC, obscure glazed window to rear aspect, ceiling light point.

FIRST FLOOR LANDING

With ceiling light point, access to roof space, built-in linen cupboard with slatted linen shelving within.

BEDROOM ONE

11' 8" x 10' 5" (3.56m x 3.17m) (both maximum measurements)
With window to front aspect, radiator, ceiling light point, built-in double wardrobe.

BEDROOM TWO

13' 4" x 8' 5" (4.06m x 2.57m)

With window to rear aspect, radiator, ceiling light point.



**SHARMAN
BURGESS** Est 1996

BATHROOM

Having a bath with wall mounted mains fed shower above and fitted shower screen, push button WC, pedestal wash hand basin, tiled splashbacks, electric shaver point extractor fan, ceiling light point, obscure glazed window to rear aspect.

EXTERIOR

To the rear, the property has a low maintenance gravelled rear garden which is fully enclosed and served by external light. The garden also houses a timber shed which is to be included within the sale.

SERVICES

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

REFERENCE

24888932/07022023/WAT



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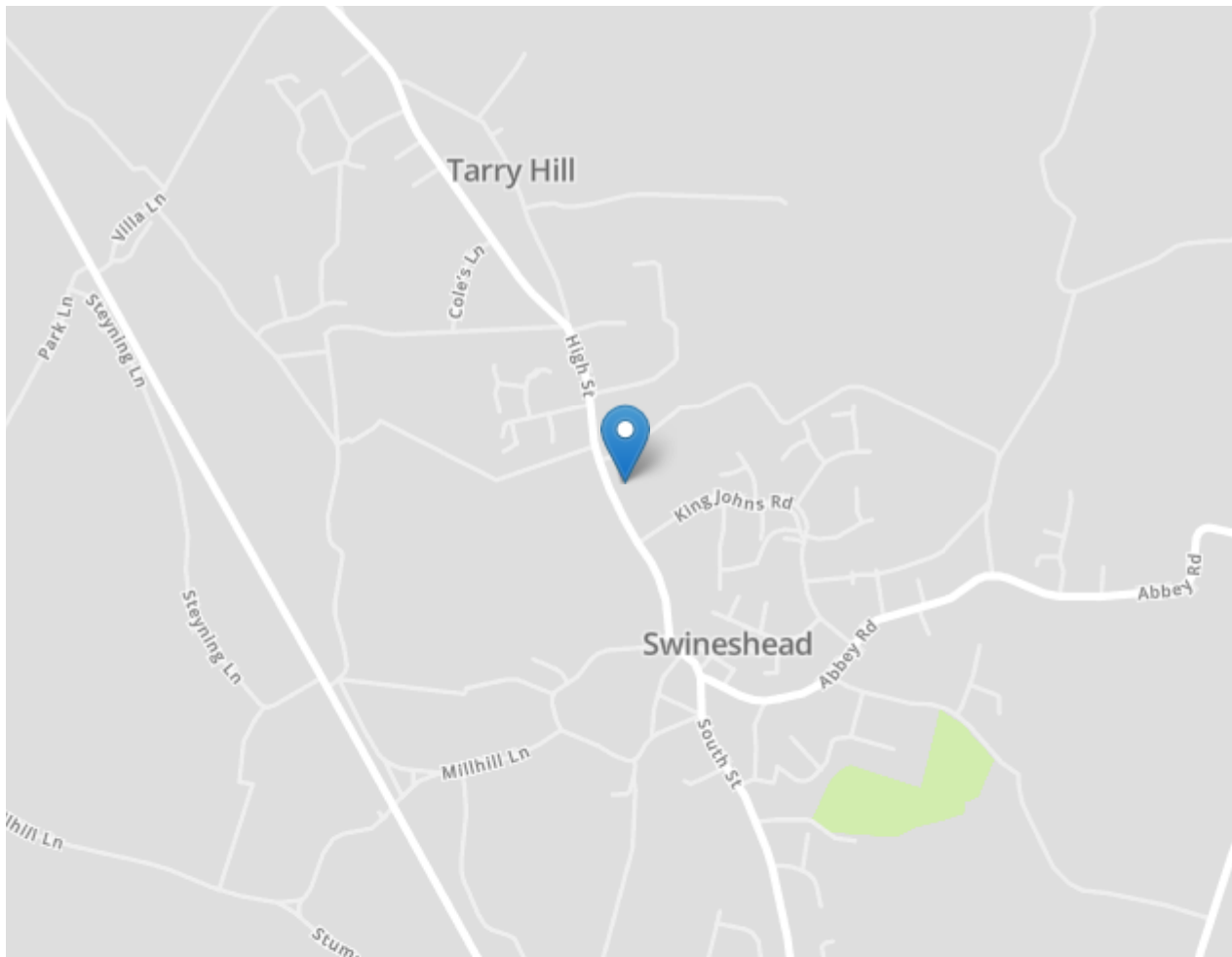
AGENT'S NOTES

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.

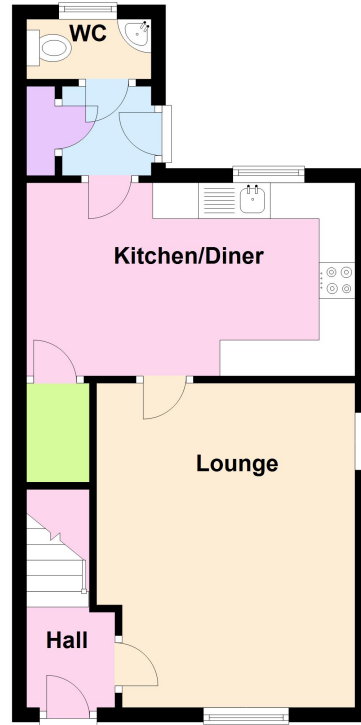
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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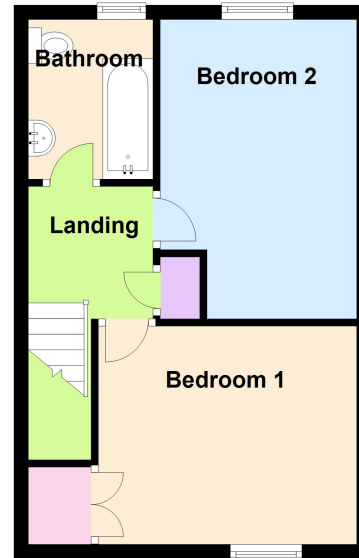
Ground Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.6 sq. feet)



Total area: approx. 71.9 sq. metres (774.1 sq. feet)



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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		90
(81-91)	B		
(69-80)	C	77	
(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	