



£395,000

36 King Johns Road, Swineshead, Boston, Lincolnshire PE20 3NR

SHARMAN BURGESS

**36 King Johns Road, Swineshead, Boston,
Lincolnshire PE20 3NR
£395,000 Freehold**

ACCOMMODATION

ENTRANCE LOBBY

Having partially obscure glazed front entrance door, under stairs storage cupboard, ceiling recessed light.



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LARGE OPEN PLAN LIVING SPACE

24' 5" (maximum) x 22' 4" (maximum) (7.44m x 6.81m)

An impressive room combining seating, dining and kitchen areas. The kitchen comprises counter tops, double inset stainless steel sink with 'four in one' tap including chiller and instant boiling water. Base level storage units, wall units and matching drawer units. Integrated pyro oven, combination microwave oven, four ring induction hob with fume extractor above, integrated fridge, integrated dishwasher, breakfast area, ceiling recessed lighting, additional feature lighting above return work surface. The whole open plan space benefits from a tiled floor with under floor heating. Window to front elevation, sliding patio doors lead to the rear garden. The dining area comprises a ceiling light point. The seating area benefits from ceiling recessed lighting, built-in base level storage incorporating a feature log effect remote controlled fireplace. TV aerial points, staircase leading off.

UTILITY ROOM

11' 3" (maximum) x 9' 7" (maximum) (3.43m x 2.92m)

Having been fully refitted with counter top, inset stainless steel sink with mixer tap, range of base level storage units, further integrated appliances including tumble dryer, washing machine, standard height fridge and a twin height freezer. Further built-in storage, tiled floor with under floor heating, window to front elevation, ceiling recessed lighting, personnel door to side elevation, wall mounted coat hooks. Door to: -



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GROUND FLOOR CLOAKROOM

Being fitted with a WC with concealed cistern and storage to the side, counter top with feature sink and wall mounted mixer tap and mirror above, tiled splashbacks, tiled floor, window, heated towel rail, ceiling recessed lighting.

SITTING ROOM/OFFICE

15' 5" x 10' 5" (maximum) (4.70m x 3.17m)

Having sliding patio doors to rear garden, tiled floor with under floor heating, ceiling recessed lighting, range of fitted office furniture including desk space with base level cabinets to either side, tall additional unit providing storage and wall mounted units. Door to: -

PLANT ROOM

Housing the wall mounted Mvhr unit for the air recovery system, hot water cylinder, wall mounted Baxi gas central heating boiler, electric consumer unit, ceiling light point.

FIRST FLOOR RECEPTION LANDING

15' 0" x 7' 9" (4.57m x 2.36m)

An impressive landing space with additional height ceiling, two windows to front elevation, ceiling light point, part feature glazed roofing.

BEDROOM ONE

11' 1" (maximum) x 11' 2" (maximum) (3.38m x 3.40m)

Having window to front elevation, radiator, fitted wall mounted shelving with downlighters set within, TV aerial point.





DRESSING ROOM

7' 5" x 6' 1" (2.26m x 1.85m)

Having base level storage units, drawer units, built-in double wardrobe, ceiling light point.

WALK-IN WARBROBE

Providing excellent additional storage space, with shelving and hanging rails within, access into the remainder of the loft space.

EN-SUITE BATHROOM

8' 3" x 4' 9" (2.51m x 1.45m)

Being fitted with a three piece suite comprising bath with mixer tap, WC with concealed cistern, wash hand basin with mixer tap and vanity unit beneath, counter top, wall mounted mirror, additional wall mounted units, ceiling recessed lighting, obscure glazed window, heated towel rail.

BEDROOM TWO

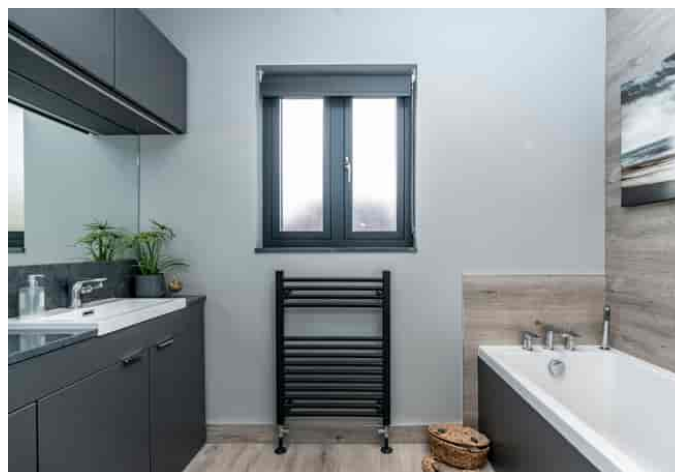
10' 8" (maximum) x 13' 0" (maximum) (3.25m x 3.96m)

Having window to rear elevation, radiator, feature wall mounted shelving with downlighters set within.

BEDROOM THREE

11' 0" (maximum) x 9' 8" (maximum) (3.35m x 2.95m)

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



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FAMILY BATHROOM

9' 2" x 6' 5" (excluding shower area) (2.79m x 1.96m)

Being fitted with a four piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and storage beneath, panelled bath with mixer tap and hand held shower attachment, walk-in shower area with ceiling mounted shower head and additional hand held shower attachment, obscure glazed window, ceiling recessed lighting, heated towel rail.

EXTERIOR

To the front, the property is approached over a pattern pressed concrete driveway which provides ample off road parking and hardstanding for numerous vehicles. There is an additional width car port area which provides sheltered parking space and is served by lighting.

WORKSHOP WITH ADDITIONAL CAR PORT

With concrete hardstanding, sheltered parking space for single vehicle, additional storage space to the rear, personnel door leading into the: -

WORKSHOP

19' 3" x 17' 2" (5.87m x 5.23m)

Of blockwork construction with insulated roof. Well served with single phase electricity and lighting.

Gated access leads to an additional: -

COVERED SIDE AREA

With polycarbonate roof and timber screening, blocked paving. Offering potential for a variety of uses.

Additional access leads to the rear garden and initially into a: -

SHELTERED HOT TUB AREA

Situated on artificial grass, served by power.

REAR GARDEN

Benefitting from an approximate south westerly facing aspect and designed for low maintenance, comprising paved seating areas, raised planters and a sunken artificial grass area. The garden houses a timber storage shed and a feature garden bench. To the immediate rear of the property, patio doors from the open plan living space open seamlessly out onto a further: -



COVERED ENTERTAINING SPACE

With built-in storage, tiled floor, seating space and glazed roof.

STUDIO

15' 5" x 10' 0" (4.70m x 3.05m)

Having double doors leading out to the garden, served by power and lighting. Providing a variety of potential uses including studio, gym or office.

SERVICES

Mains gas, electricity, water and drainage are connected to the property. The property is also served by a Mvhr ventilation system.

REFERENCE

02012025/28514802/MCC





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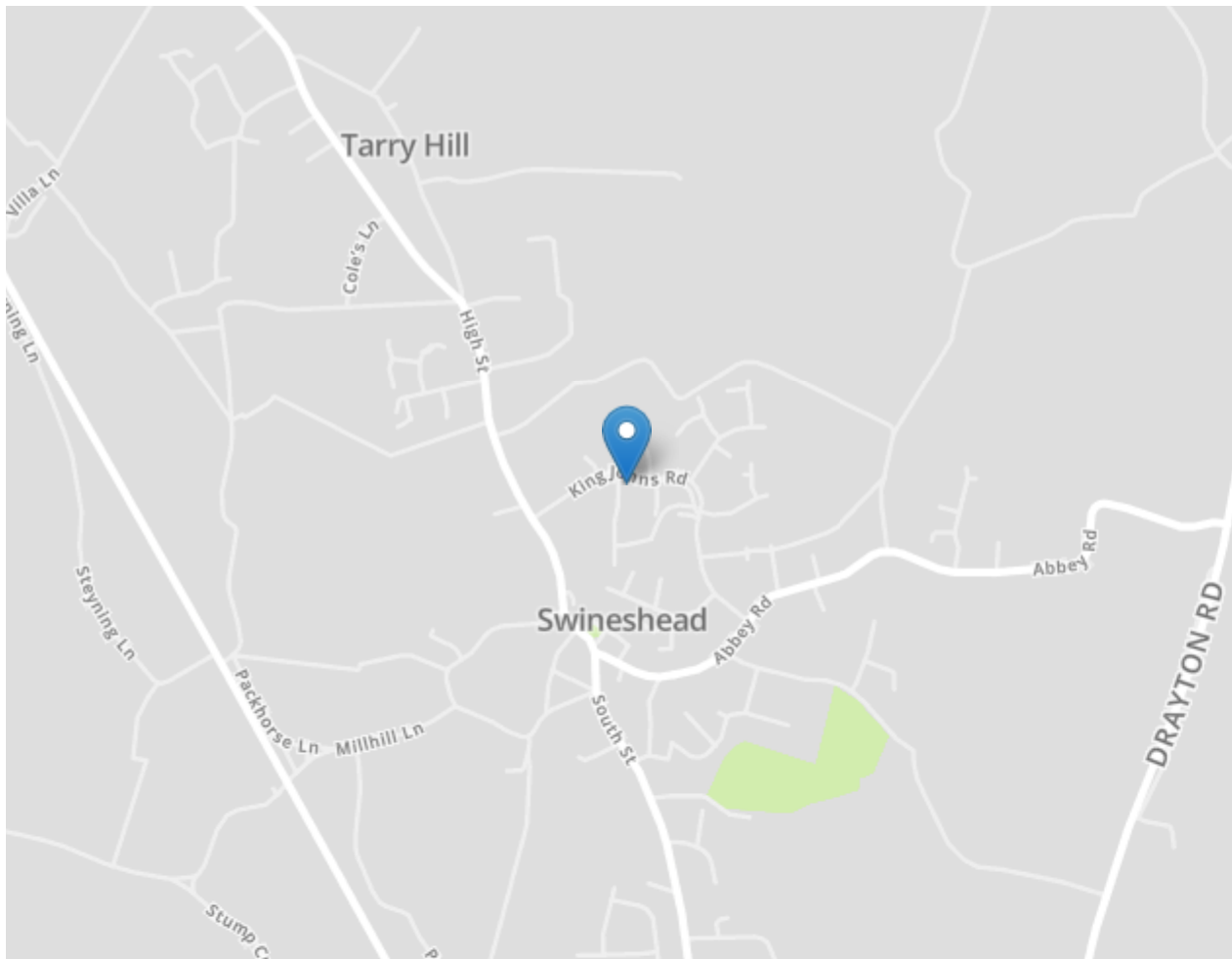
AGENT'S NOTES

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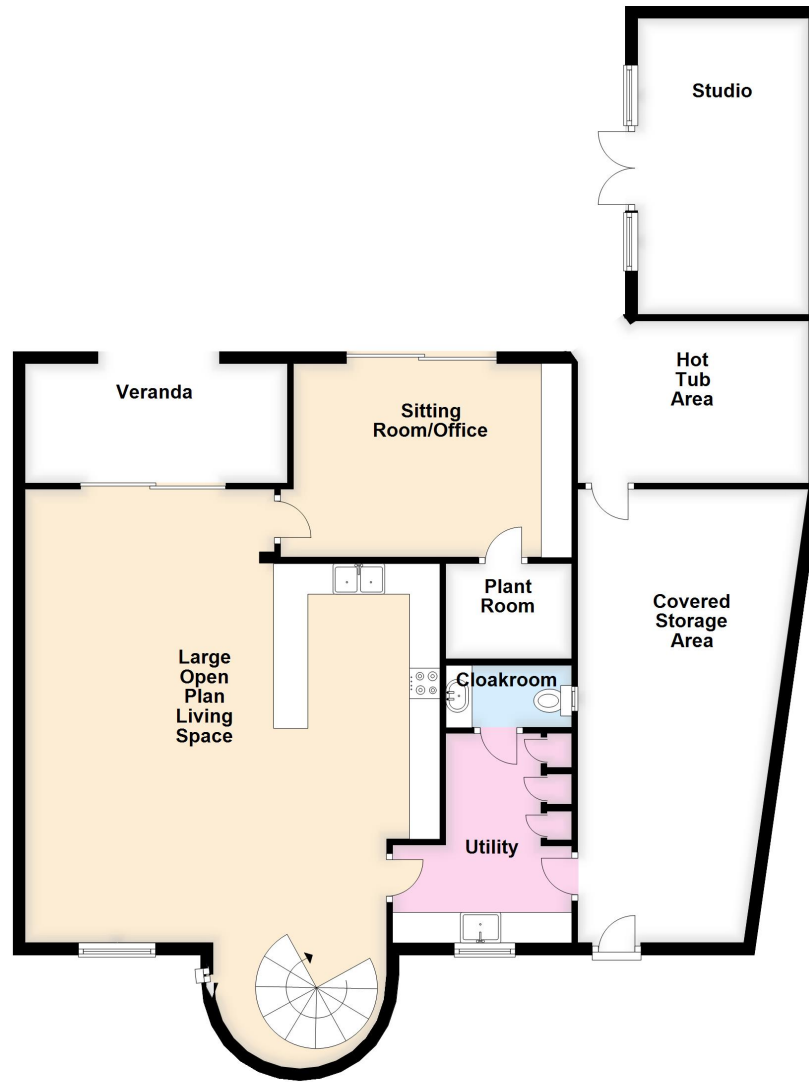
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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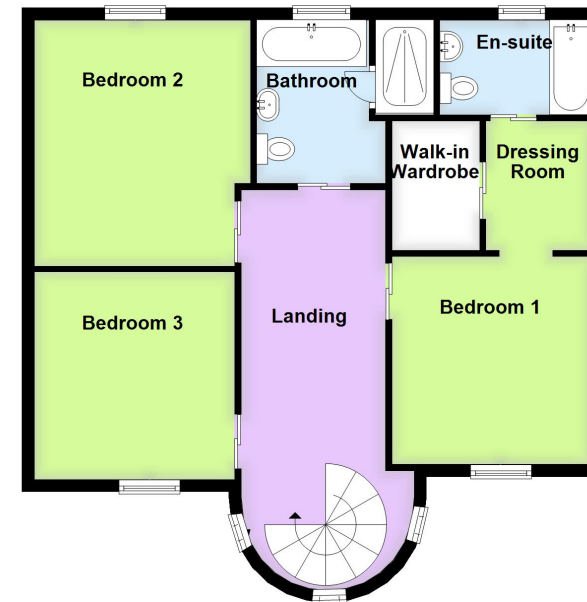
Ground Floor

Approx. 140.3 sq. metres (1510.6 sq. feet)



First Floor

Approx. 72.3 sq. metres (778.0 sq. feet)



Total area: approx. 212.6 sq. metres (2288.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	89
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	