



**£169,000**

29b Villa Walk, Swineshead, Boston, Lincolnshire PE20 3FE

**SHARMAN BURGESS**

**29b Villa Walk, Swineshead, Boston,  
Lincolnshire PE20 3FE  
£169,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having a partially obscure glazed front entrance door, staircase rising to first floor landing, ceiling light point, radiator, tiled flooring.

**LOUNGE**

17' 2" (maximum measurement) x 9' 10" (maximum measurement) (5.23m x 3.00m)

Having window to front aspect, radiator, ceiling light point, concealed media panel housing the TV point, satellite TV point and telephone point. Wall mounted central heating thermostat and timer.

An extremely well presented modern semi detached property situated on a corner plot with block paved driveway providing ample off road parking. Accommodation comprises an entrance hall, lounge, kitchen diner, ground floor cloakroom, two generous bedrooms to the first floor each with en-suite facilities. Further benefits include gas central heating, uPVC double glazing and good sized enclosed rear garden.



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### **KITCHEN DINER**

13' 4" x 8' 0" (4.06m x 2.44m)

Having a modern fitted kitchen comprising counter tops with matching upstands and additional tiling above, ceramic one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and matching eye level wall units, integrated fridge and freezer, integrated dishwasher, integrated oven and grill, four ring induction hob with illuminated stainless steel extractor fan above, plumbing for washing machine, tiled flooring, ceiling recessed lighting, ceiling light point to dining area, window to rear aspect, French doors to rear garden, radiator, door to: -

### **GROUND FLOOR CLOAKROOM**

Having a two piece suite comprising push button WC, pedestal wash hand basin with mixer tap and tiled splashback. Radiator, ceiling light point, extractor fan, continuation of the tiled flooring from the kitchen.

### **FIRST FLOOR LANDING**

Having ceiling light point, access to roof space.

### **BEDROOM ONE**

13' 4" (maximum measurement) x 10' 6" (maximum measurement) (4.06m x 3.20m)

Having window to front aspect, radiator, ceiling light point, wall mounted central heating timer, over stairs cupboard housing the Worcester gas combination central heating boiler.



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### EN-SUITE BATHROOM

Having a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap and tiled splashback, panelled bath with mixer tap and hand held shower attachment. Electric shaver point, extractor fan, ceiling recessed lighting, heated towel rail.

### BEDROOM TWO

13' 4" (maximum measurement) x 8' 2" (maximum measurement) (4.06m x 2.49m)  
Having two windows to rear aspect, radiator, ceiling light point.

### EN-SUITE SHOWER ROOM

Having a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap and tiled splashback, shower cubicle with wall mounted mains fed shower and tiling within and fitted screen. Heated towel rail, electric shaver point, extractor fan, ceiling recessed lighting.

### EXTERIOR

The property sits on a corner plot and benefits from a block paved driveway to the left hand side providing off road parking for approximately three vehicles.

The property has a well presented rear garden, initially comprising a paved patio seating area leading to a central lawned section with flower and shrub borders. To the rear left hand corner of the garden is a raised decked seating area. The garden also benefits from a timber shed. The garden is fully enclosed and served by outside lighting.

### AGENTS NOTE

Prospective purchasers should be aware that there is an annual service charge of £219.21 as of 2023, payable for the continued upkeep and maintenance of unadopted roads, walkways and green areas.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

26935057/01112023/GOO



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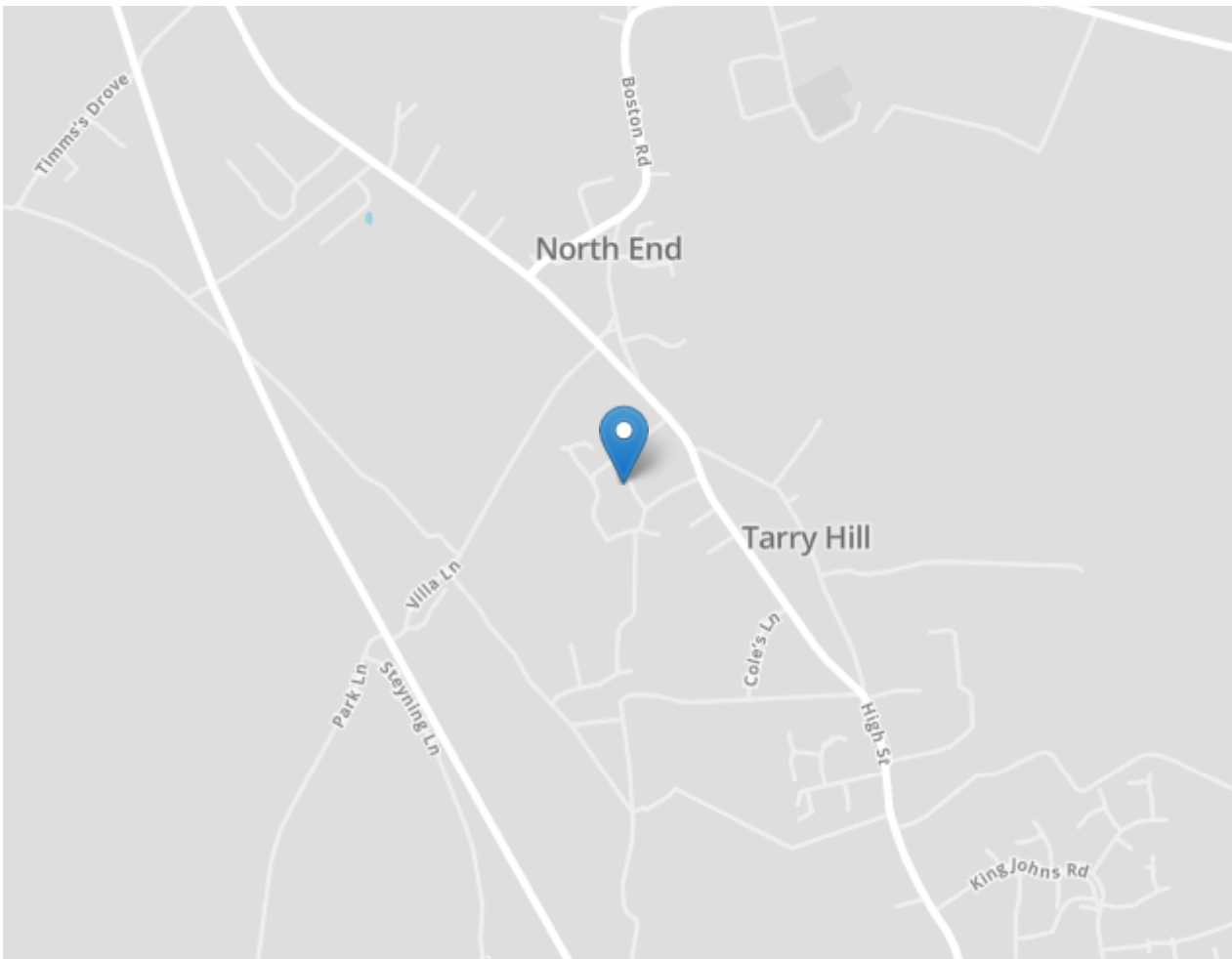
## AGENT'S NOTES

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.

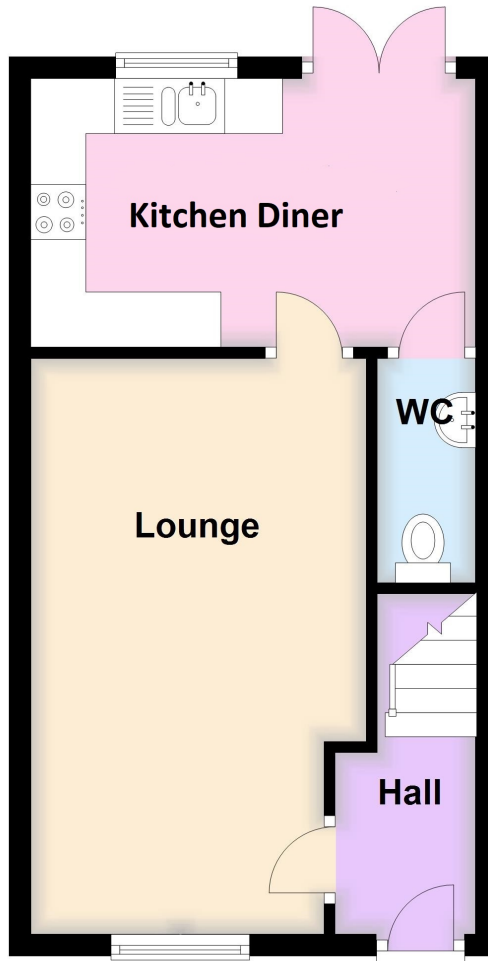
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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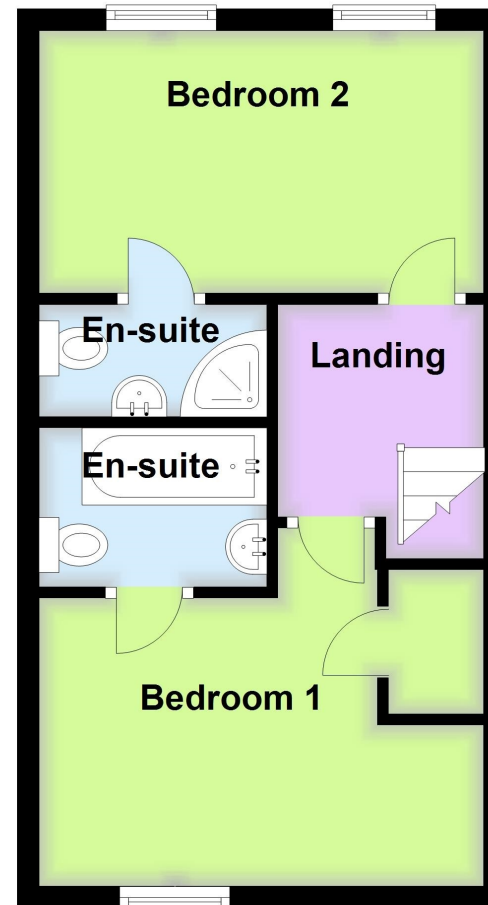
## Ground Floor

Approx. 31.4 sq. metres (338.0 sq. feet)



## First Floor

Approx. 31.4 sq. metres (338.0 sq. feet)



Total area: approx. 62.8 sq. metres (675.9 sq. feet)

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

