



£620,000

Swallows, Garfits Lane, Boston, Lincolnshire PE21 7ES

SHARMAN BURGESS

**Swallows, Garfits Lane, Boston, Lincolnshire
PE21 7ES
£620,000 Freehold**

ACCOMMODATION

With partially obscure glazed, double entrance doors leading into the reception hall.

RECEPTION HALL

Having two radiators, dado rail, tiled flooring, coved cornice, ceiling light point with ornamental ceiling rose, additional wall light points, wall mounted door chimes, a range of built-in cupboards with hanging rails and shelving within and an airing cupboard housing the hot water cylinder and slatted linen shelving within.

Situated in a highly desirable location, this large individually built executive detached bungalow with double garage and workshop has a combined floor area approaching 3,000 sq ft. The bungalow is immaculately presented and well appointed throughout and in the Agents opinion has a high level finish. The accommodation itself comprises a lounge, dining room, sun lounge, large living kitchen with integrated appliances, utility room, four bedrooms with the master bedroom benefitting from a five piece en-suite and a further family bathroom. Further benefits include a sizeable attached double garage with electric doors and additional workshop/garage with scope and potential for alteration (s.t.p.p), well presented enclosed gardens, gas central heating, built-in wardrobes to three bedrooms. The bungalow is approached via electric gates and leads to a large block paved driveway providing ample off road parking and turning space for numerous vehicles.



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LOUNGE

18' 3" x 17' 11" (5.56m x 5.46m)

With coved cornice, ceiling light point, TV aerial point, telephone point, feature log effect living flame gas fireplace, double doors through to sun lounge.

SUN LOUNGE

18' 11" x 11' 11" (5.77m x 3.63m) (both maximum measurements)

With dual aspect windows and French doors leading out to the garden. Served by radiator, power and lighting.

LIVING KITCHEN

19' 3" x 14' 0" (5.87m x 4.27m) (both maximum measurements)

A well appointed kitchen comprising quartz work surfaces, inset sink and drainer with mixer tap and Quooker instant boiling water, an extensive range of wall and base units with soft close catches and both under cupboard lighting and LED low level kickboard lighting. Integrated induction hob with stainless steel illuminated fume extractor above, two fitted waist height ovens and grills, microwave oven and further combination oven and grill, integrated dishwasher, space and plumbing for American style fridge freezer, coved cornice, ceiling recessed lighting, radiator, tiled flooring, window and obscure glazed entrance door.

UTILITY ROOM

7' 10" x 9' 10" (2.39m x 3.00m)

With quartz work surface with inset Belfast style sink and mixer tap, range of wall and base units, space and plumbing for automatic washing machine, space for condensing tumble dryer, extractor fan, coved cornice, ceiling recessed lighting, tiled floor, service door to garage.



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DINING ROOM

13' 5" x 10' 11" (4.09m x 3.33m)

With radiator, coved cornice, ceiling light point and Karndean flooring.

BEDROOM ONE

13' 7" x 13' 4" (4.14m x 4.06m) (both maximum measurements)

With radiator, TV aerial point, coved cornice, ceiling light point, window, 'his & hers' built-in wardrobes with hanging rails within. Door to en-suite bathroom.

EN-SUITE BATHROOM

Being fitted to an extremely high standard with a five piece suite comprising a panelled bath with mixer tap and wall mounted shower attachment over, walk-in double shower cubicle with rain effect shower head and further wall mounted shower attachment, WC, bidet, wash hand basin with mixer tap and vanity storage beneath and mirrored wall mounted medicine cabinet over. With coved cornice, ceiling recessed lighting, fully tiled walls and floor, heated towel rail, extractor fan and obscure glazed window.

BEDROOM TWO

11' 5" x 11' 11" (3.48m x 3.63m)

With radiator, coved cornice, ceiling light point, window, two built-in wardrobes with hanging rails and shelving within and storage lockers over.

BEDROOM THREE

9' 9" x 11' 5" (2.97m x 3.48m)

With radiator, coved cornice, ceiling light point, window, built-in wardrobe with hanging rail within and storage locker over.



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BEDROOM FOUR/STUDY

10' 10" x 7' 10" (3.30m x 2.39m)

With radiator, coved cornice, ceiling light point and window.

FAMILY BATHROOM

Being well appointed and having a three piece suite comprising a panelled bath with mixer tap and wall mounted shower over and concertina shower screen. WC, wall mounted wash hand basin with mixer tap and vanity storage under and wall mounted medicine cabinet over. Heated towel rail, coved cornice, ceiling recessed lighting, extractor fan, fully tiled walls and floor, obscure glazed window.

EXTERIOR

Being approached via remote controlled electric gates with intercom system leading to the block paved driveway, which provides ample off road parking and hardstanding for numerous vehicles as well as vehicular access to the double garage.

To the front, the property benefits from a feature canopied entrance which leads to the front entrance doors and is served by lighting. The front garden comprises lawned areas with beds and borders containing a variety of mature plants and shrubs. Gated access leads to an area of hardstanding. Further gated access to the right hand side of the property leads to further gravelled hardstanding, which in the Agents opinion may provide a storage area for a recreational vehicle.

ATTACHED DOUBLE GARAGE

21' 4" x 19' 9" (6.50m x 6.02m)

With two electric up and over doors, served by power and lighting.

Housing the Worcester central heating boiler, water softener and wall mounted electric consumer unit.



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DETACHED WORKSHOP

14'0" x 33'6" (4.27m x 10.21m)

With roller door allowing vehicular access, served by power and lighting. In the Agents opinion this space could provide scope for renovation and conversion to further accommodation, subject to gaining any necessary planning permissions and consents from the relevant local authorities.

REAR GARDEN

Being initially laid to a paved patio seating area which provides an outside entertaining space. Further paving leads to the side of the property. The remainder of the garden is laid to areas of shaped lawns with beds and borders housing a variety of mature plants and shrubs. The garden also benefits from a covered paved seating area with polycarbonate roof and external lighting. The garden is fully enclosed by fencing and served by external tap and lighting.

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

290622/PIK



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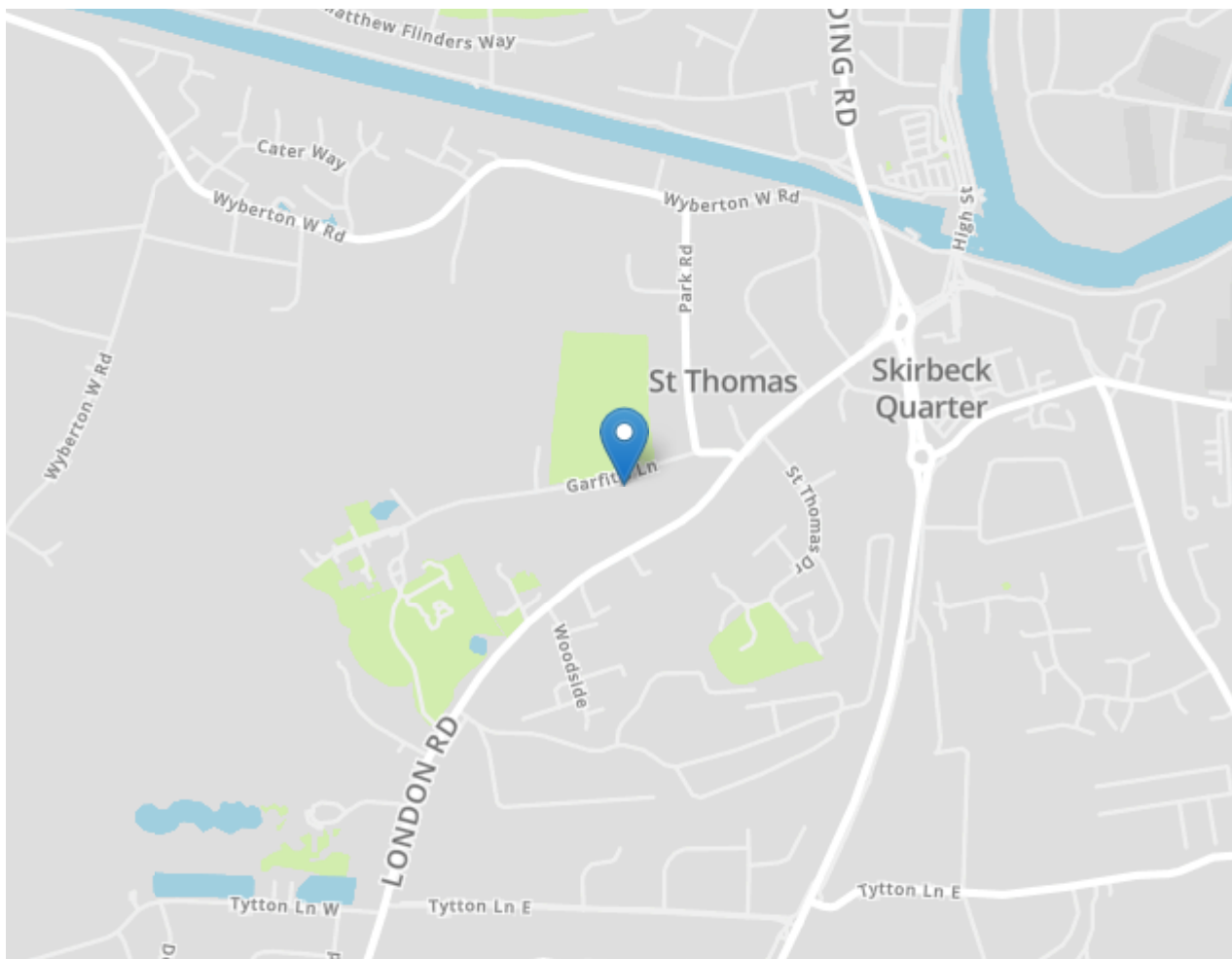
AGENT'S NOTES

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.

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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.



SHARMAN BURGESS



Total area: approx. 220.6 sq. metres (2374.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(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	