



£399,950

14 Abbey Road, Swineshead, Boston, Lincolnshire PE20 3EN

SHARMAN BURGESS

**14 Abbey Road, Swineshead, Boston,
Lincolnshire PE20 3EN
£399,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

With partially obscure glazed front entrance door with obscure glazed side panels, staircase rising to first floor landing, tiled floor, coved cornice, ceiling recessed lighting, wall mounted door chimes, door leading through to the:-

DINING ROOM

16' 2" (maximum measurement into bay window) x 11' 9" (maximum measurement) (4.93m x 3.58m)
Having tiled floor, feature bay window to front aspect, coved cornice, ceiling light point.

An absolutely stunning detached property situated in the highly sought after village of Swineshead. The property benefits from high quality fixtures and fittings and offers great sized living accommodation comprising an entrance hall, dining room, spacious open plan living room, living kitchen with range of integrated appliances and granite work surfaces, utility room and ground floor cloakroom. The whole of the ground floor benefits from under floor heating. The first floor benefits from four double bedrooms, a family bathroom and a superb four piece en-suite bathroom to bedroom one. Further benefits include a block paved driveway, detached double garage with electric door and enclosed garden to the rear.



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OPEN PLAN LIVING ROOM

23' 9" x 18' 6" (7.24m x 5.64m) (both maximum measurements)

This large spacious room has tiled flooring, coved cornice with decorative ceiling detailing, wall mounted lighting, additional ceiling mounted lighting, four windows to the rear aspect overlooking the garden, French doors leading to the block paved patio. The lounge area features a media wall housing an inset log effect fireplace which is to be included within the sale.

KITCHEN DINER

23' 9" x 18' 6" (7.24m x 5.64m) (maximum measurements)

An extremely well appointed and well presented open plan kitchen comprising granite work surfaces, inset stainless steel sink with mixer tap and hose attachment and drainers set to either side, extensive range of base level storage units, drawer units and wall units with under cupboard lighting and eye level corner display shelving, range of integrated Neff appliances including two integrated fridge freezer, two multi function Neff ovens each with a microwave above, five ring Smeg hob with glass splashback and illuminated stainless steel fume extractor above, Neff dishwasher. Tiled floor, coved cornice, ceiling mounted lighting over the dining area, ceiling recessed lighting to kitchen area, feature bay window to front aspect, window to rear aspect, French doors leading to the rear garden.



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UTILITY ROOM

With granite work surface, stainless steel sink and drainer unit with mixer tap and hose attachment, base level storage units, plumbing for automatic washing machine, wall mounted Worcester gas central heating boiler, coved cornice, ceiling light point, window to front aspect, obscure glazed window to side aspect, wall mounted electric consumer unit, tiled floor, coved cornice, ceiling light point, built-in airing cupboard housing the hot water cylinder with slatted linen shelving within and manifolds for the ground floor under floor heating system.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising a wall mounted wash hand basin with tiled splashback, push button WC, tiled floor, heated towel rail, coved cornice, ceiling light point, extractor fan, obscure glazed window to side aspect.

FIRST FLOOR LANDING

With window to front aspect, radiator, coved cornice, ceiling recessed lighting, access to roof space.

BEDROOM ONE

12' 9" x 11' 7" (3.89m x 3.53m) (both maximum measurements)
With window to front aspect, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rails and shelving within. Door to: -



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EN-SUITE BATHROOM

This luxurious en-suite is a particular feature of this property, having been refitted and redesigned by the current vendor with high quality fixtures and fittings comprising a free standing bath with mixer tap and hand held shower attachment, wash hand basin with wall mounted mixer tap and storage beneath, WC with concealed cistern, walk-in shower area with wall mounted Bristan mains fed shower with hand held shower attachment. Tiled floor with under floor heating, fully tiled walls, obscure glazed window, ceiling mounted lighting, wall mounted illuminated mirror, additional decorative lighting set within the walls.

BEDROOM TWO

13' 4" x 11' 9" (4.06m x 3.58m) (both maximum measurements)
Having window to front aspect, radiator, coved cornice, ceiling light point.

BEDROOM THREE

12' 3" x 11' 7" (3.73m x 3.53m) (both maximum measurements)
Having window to rear aspect, radiator, coved cornice, ceiling light point.

BEDROOM FOUR

11' 9" x 11' 8" (3.58m x 3.56m) (both maximum measurements)
With window to rear aspect, radiator, coved cornice, ceiling light point.



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FAMILY BATHROOM

8' 4" x 7' 8" (2.54m x 2.34m) (both maximum measurements)

Having a four piece suite comprising Jacuzzi panelled bath with mixer tap, wash hand basin with mixer tap and vanity storage beneath, WC with concealed cistern, shower cubicle with wall mounted mains fed shower and fitted screen and bi-fold door, fully tiled walls, coved cornice, ceiling recessed lighting, heated towel rail, extractor fan, electric shaver point, obscure glazed window to rear aspect.

EXTERIOR

To the front, the property has a block paved driveway which provides off road parking and hardstanding as well as vehicular access to the detached garage. The driveway is served by a tap, outside lighting and a wall mounted Rolec electric car charger point. The property also benefits from a low level wall to the front boundary.

DETACHED GARAGE

19' 3" x 17' 4" (5.87m x 5.28m)

Of brick and tiled construction. With electric roller door, served by power and lighting, personnel door to rear garden.

REAR GARDEN

The rear garden is initially laid to a block paved patio seating area providing entertaining space, with further sections laid to lawn and interspersed with some young trees. The garden is fully enclosed by fencing. Gated access leads to a section to the rear of the garage which the current vendor uses as storage.

SERVICES

Mains gas, electricity, water and drainage are connected. The ground floor is served by under floor heating, with radiators to the first floor. The en-suite to bedroom one is served by electric under floor heating.

REFERENCE

26123959/06042023/MAC



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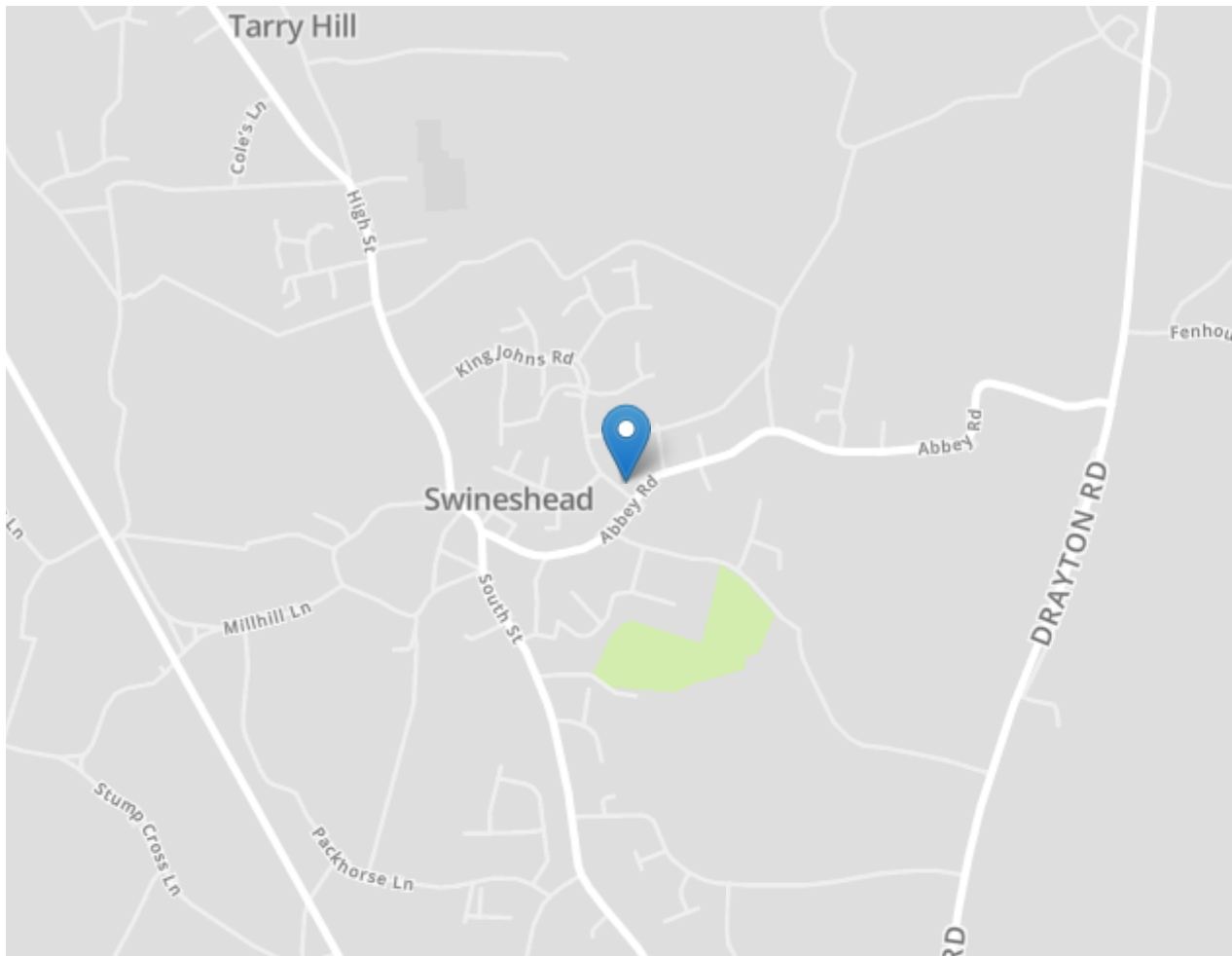
AGENT'S NOTES

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.

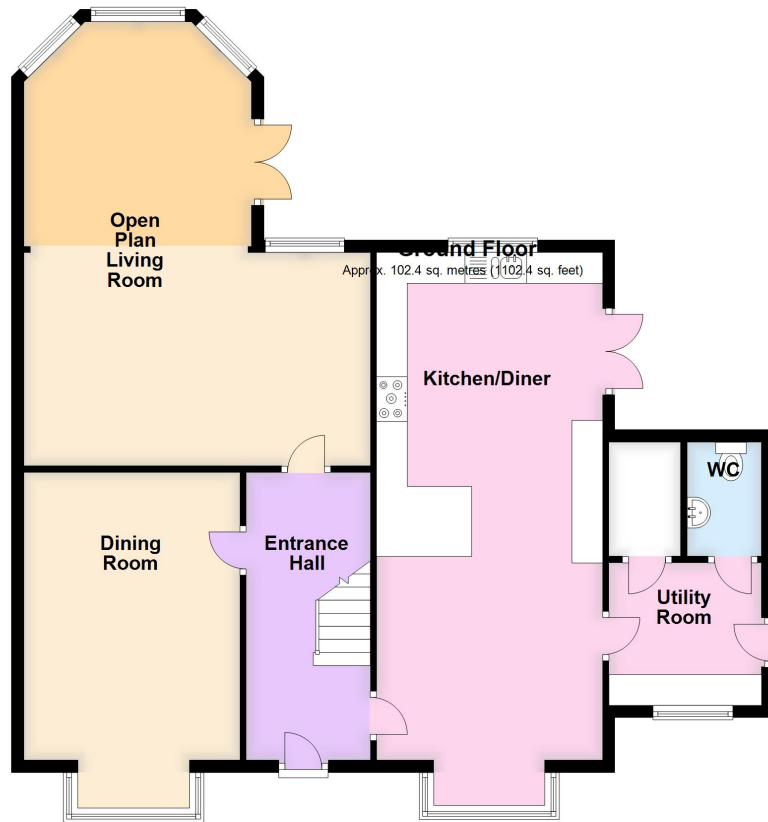
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



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First Floor
Approx. 85.9 sq. metres (924.7 sq. feet)



Total area: approx. 188.3 sq. metres (2027.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	83
(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	