



£245,000

1 Viking Close, Swineshead, Boston, Lincolnshire PE20 3EX

SHARMAN BURGESS

**1 Viking Close, Swineshead, Boston,
Lincolnshire PE20 3EX
£245,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, staircase leading off, wall mounted central heating thermostat, coved cornice, two ceiling light points, built-in cloak cupboard with hanging rail and shelving within.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit, fully tiled walls, ceiling recessed lighting, extractor fan, radiator.

STUDY/SNUG

12' 5" x 6' 3" (3.78m x 1.91m)

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

An extended and improved detached property situated within the corner of a cul-de-sac location in the popular village of Swineshead. Accommodation comprises an entrance hall, ground floor cloakroom, study/snug, lounge, large kitchen diner and conservatory. To the first floor are three bedrooms and a modern family bathroom. Further benefits include block paved driveway, enclosed garden to the rear, gas central heating and former garage which has been separated into two rooms to provide the property with office space and additional storage. The property is offered for sale with NO ONWARD CHAIN.



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LOUNGE

13' 3" x 12' 4" (4.04m x 3.76m)

Having window to side aspect, radiator, ceiling light point, built-in shelving, TV aerial point.

KITCHEN DINER

19' 9" (maximum) x 13' 4" (maximum) (6.02m x 4.06m)

Having well appointed modern style kitchen comprising countertops, sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units, plumbing for automatic washing machine, space for tumble dryer, plumbing for dishwasher, integrated waist height double oven and grill, four ring gas hob with wall mounted illuminated fume extractor above, space for fridge freezer, ceiling recessed lighting, window to rear aspect. The dining area comprises a radiator, ceiling light point, sliding patio doors leading through to: -

CONSERVATORY

10' 6" x 8' 6" (3.20m x 2.59m)

Having polycarbonate roof, radiator, obscure glazed door leading to the exterior, served by power.

FIRST FLOOR LANDING

Having window to side aspect, access to roof space, ceiling light point, linen cupboard with slatted linen shelving within.

BEDROOM ONE

12' 0" (maximum) x 10' 8" (maximum) (3.66m x 3.25m)

Having window to front aspect, radiator, ceiling light point, walk-in wardrobe with hanging rail and light point within. The vendor informs the agent that within the wall of the wardrobe are hot and cold water feeds should potential purchasers wish to alter the accommodation to add and en-suite, subject to gaining any necessary planning permissions and consents from the relevant local authority.



**SHARMAN
BURGESS** Est 1996

BEDROOM TWO

11' 7" (maximum) x 8' 9" (maximum) (3.53m x 2.67m)

Having window to rear aspect, radiator, ceiling light point, built-in bedroom furniture comprising wardrobes and overhead storage lockers.

BEDROOM THREE

9' 0" (maximum) x 8' 7" (maximum) (2.74m x 2.62m)

Having window to front aspect, radiator, ceiling light point, built-in bedroom furniture including cupboards and over head storage lockers.

FAMILY BATHROOM

Being fitted with a modern white three piece suite comprising WC with concealed cistern, wash hand basin with mixer tap and storage beneath, panelled bath with mixer tap and wall mounted mains fed shower above and hand held shower attachment and fitted shower screen, walls tiled to the majority, two obscure glazed windows, extractor fan, ceiling recessed lighting, heated towel rail.

EXTERIOR

The property benefits from a block paved driveway which provides off road parking to the immediate front and is served by outside lighting.

FORMER GARAGE

which is now separated into two rooms comprising: -

STORE ROOM

7' 8" (maximum) x 8' 7" (maximum) (2.34m x 2.62m)

Having obscure glazed window and ceiling light point.

FORMER OFFICE

8' 7" (maximum) x 8' 3" (maximum) (2.62m x 2.51m)

Having ceiling mounted lighting, personnel door leading to the driveway.

Gated access leads from the driveway to the side of the property to where there is a lean-to timber shed providing storage. The pathway benefits from outside lighting. Further side gated access leads to the rear garden which has been designed with low maintenance in mind and comprises paved areas, further large raised decked seating area with uplighters set within and flower and shrub borders. There is a covered seating area providing ideal outside entertaining space. The garden is fully enclosed and served by outside lighting and tap.

SERVICES

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

REFERENCE

16042024/27516335/GOT



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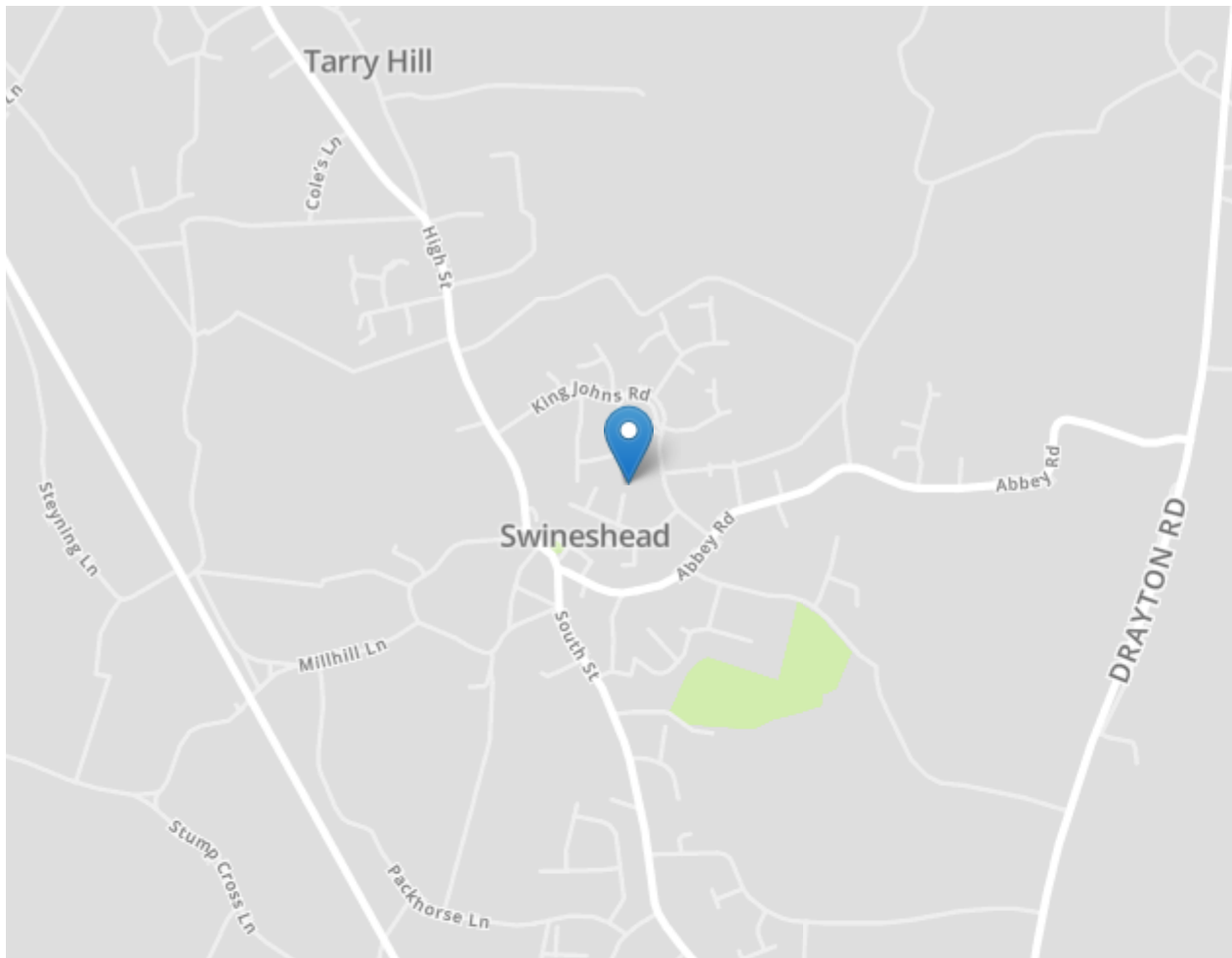
AGENT'S NOTES

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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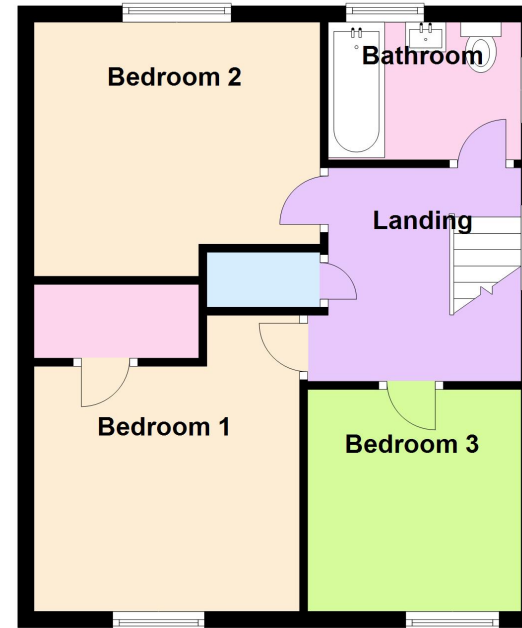
Ground Floor

Approx. 61.9 sq. metres (665.8 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



Total area: approx. 105.9 sq. metres (1140.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(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	