



£199,950

Jonlou, Tarry Hill, Swineshead, Boston, Lincolnshire PE20 3LW

SHARMAN BURGESS

**Jonlou, Tarry Hill, Swineshead, Boston,
Lincolnshire PE20 3LW
£199,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

Having partially obscure glazed front entrance door, obscure glazed window to front elevation, staircase leading off, under stairs storage cupboard, radiator, ceiling light point.

LOUNGE

13' 7" (maximum) x 11' 10" (4.14m x 3.61m)

Having window to front elevation, radiator, coved cornice, wall mounted lighting, gas fireplace with fitted hearth and display surround, archway through to: -

A link detached property situated in a fantastic position, enjoying views of open fields to the rear. The property would benefit from a little updating and could provide prospective purchasers with a great family home. Accommodation comprises an entrance hall, lounge, dining room, fitted kitchen, utility room, ground floor cloakroom, three bedrooms to the first floor and family shower room. Further benefits include a block paved driveway, single garage, oil central heating and enclosed garden to the rear with field views beyond. The property is offered for sale with NO ONWARD CHAIN.



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DINING ROOM

10' 8" x 8' 8" (3.25m x 2.64m)

Having French doors leading to the rear garden, radiator, coved cornice, ceiling light point.

KITCHEN

10' 9" (maximum) x 10' 8" (maximum) (3.28m x 3.25m)

Accessed from both the entrance hall and dining room. Having roll edge work surfaces with tiled splashbacks, inset sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated waist height double oven and grill, four ring electric hob with fume extractor above, integrated slimline dishwasher, integrated fridge, return worksurface providing breakfast bar, Karndean flooring, ceiling light point, window to rear elevation, radiator.

UTILITY ROOM

8' 0" (maximum) x 8' 8" (maximum) (2.44m x 2.64m)

Having plumbing for automatic washing machine, floor mounted Worcester oil central heating boiler, wall mounted storage cupboards, obscure glazed window to rear elevation, obscure glazed rear entrance door, coved cornice, ceiling light point, personnel door to garage.

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising WC, wash hand basin with tiled splashback, ceiling light point.

FIRST FLOOR LANDING

Having window to side elevation, access to loft space, ceiling light point, radiator, built-in airing cupboard with slatted linen shelving and radiator within.



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BEDROOM ONE

11' 9" (maximum) x 10' 9" (maximum taken into wardrobes) (3.58m x 3.28m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobes and fitted dressing table.

BEDROOM TWO

10' 9" (maximum) x 9' 1" (maximum) (3.28m x 2.77m)

Having window to rear elevation, radiator, coved cornice, ceiling light point, built-in double wardrobe with hanging rail within.

BEDROOM THREE

9' 1" (maximum) x 8' 8" (maximum) (2.77m x 2.64m)

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

FAMILY SHOWER ROOM

Being fitted with a three piece suite comprising walk-in shower area with wall mounted mains fed shower within, WC, wash hand basin with mixer tap and vanity unit beneath, tiled splashbacks, obscure glazed window to rear elevation, ceiling mounted lighting, radiator.

EXTERIOR

To the front, the property is accessed over a dropped kerb leading to a block paved driveway which provides off road parking and turning space as well as vehicular access to the single garage. There are sections of lawned front garden with established beds and borders

SINGLE GARAGE

18' 5" x 8' 2" (5.61m x 2.49m)

Having up and over door, served by power, lighting and tap. Housing the wall mounted electric fuse box.

REAR GARDEN

Initially having a paved patio seating area, sections of low maintenance gravel and steps leading down to the remainder of the garden, which is predominantly laid to lawn with flower and shrub borders. The garden houses a timber shed which is to be included in the sale.

SERVICES

Mains water, electricity and drainage are connected. The property is served by oil fired central heating.

REFERENCE

30102025/29581053/DAW



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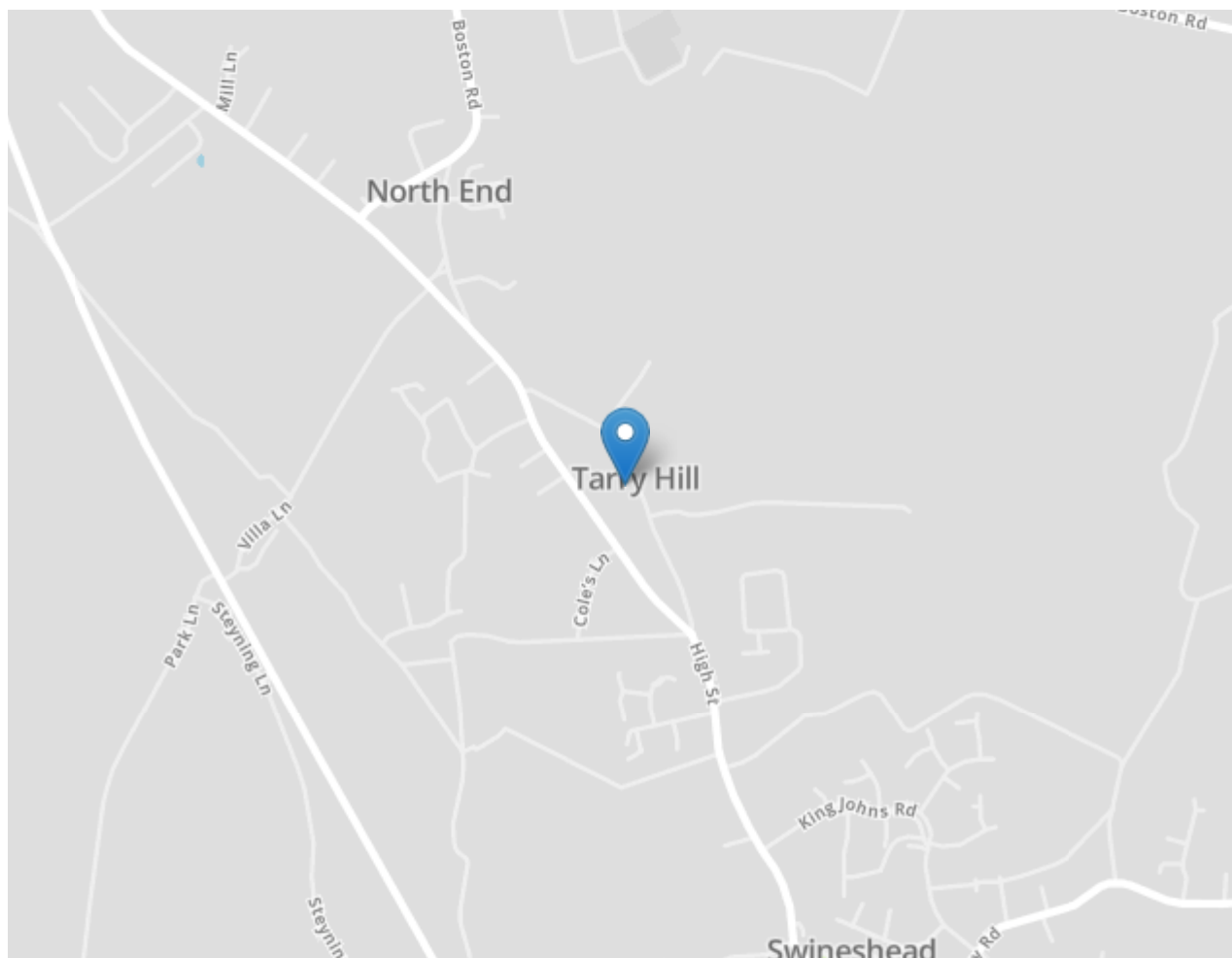
AGENT'S NOTES

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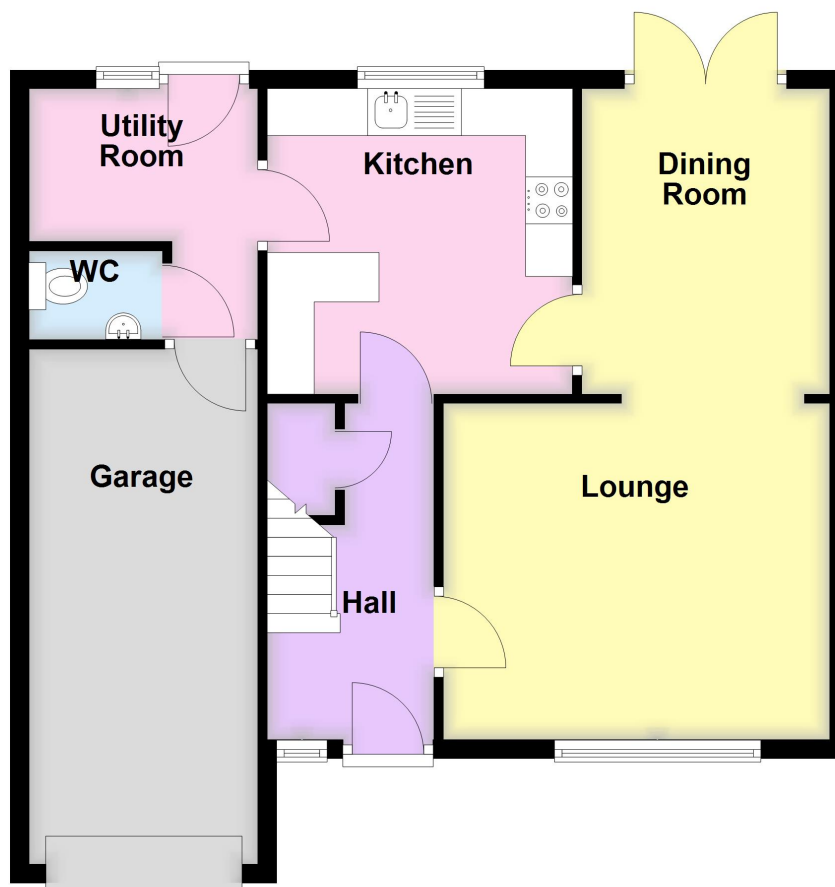
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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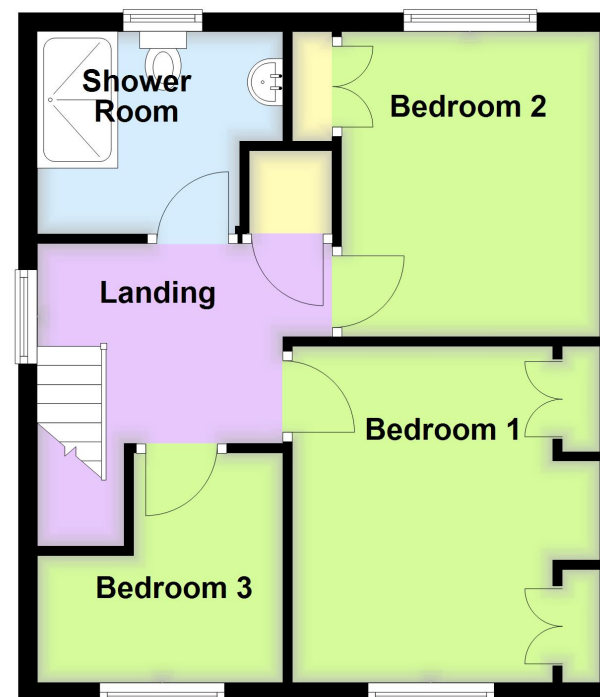
Ground Floor

Approx. 62.4 sq. metres (671.1 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



Total area: approx. 103.9 sq. metres (1118.2 sq. feet)

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