



**£289,950**

1 The Causeway South Street, Swineshead, Boston, Lincolnshire PE20 3UA

**SHARMAN BURGESS**



**1 The Causeway South Street, Swineshead,  
Boston, Lincolnshire PE20 3UA  
£289,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed stable style entrance door, radiator, coved cornice, two ceiling light points, airing cupboard housing the hot water cylinder and slatted linen shelving within, built-in cloak cupboard.

**LOUNGE**

16' 3" (maximum into recess) x 11' 10" (maximum) (4.95m x 3.61m)

Having window to front elevation, radiator, coved cornice, ceiling light point, wiring for satellite TV, feature fireplace with tiled hearth and exposed brickwork inset housing a fitted log burner.

A fantastic sized detached bungalow situated in the highly sought after village of Swineshead, being well presented throughout. Accommodation comprises an entrance hall, lounge with log burner, dining room, larger than average kitchen with integrated appliances, three double bedrooms, with en-suite to bedroom one and a family bathroom. Further benefits include a driveway, enclosed rear garden, gas central heating and uPVC double glazing throughout.



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### KITCHEN

19' 10" (maximum) x 10' 0" (6.05m x 3.05m)

Having counter tops with matching upstands, inset one and a half bowl stainless steel sink and drainer with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units, space for American style fridge freezer, plumbing for automatic washing machine, five ring gas hob with stainless steel illuminated fume extractor above, integrated double oven and grill, integrated fridge and freezer, space for condensing tumble dryer, window to rear elevation, coved cornice, two ceiling light points, wall mounted Baxi gas central heating boiler, obscure glazed stable style rear entrance door with obscure glazed window to the side.

### DINING ROOM

16' 7" (maximum) x 10' 0" (maximum) (5.05m x 3.05m)

Having window to side elevation, sliding patio doors leading to the rear garden, radiator, coved cornice, two ceiling light points.

### BEDROOM ONE

13' 2" (maximum) x 11' 5" (maximum) (4.01m x 3.48m)

Having window to rear elevation, radiator, coved cornice, ceiling light point.

### EN-SUITE WET ROOM

Having non-slip flooring, shower area with wall mounted mains fed shower and hand held shower attachment, wall mounted wash hand basin with mixer tap and vanity storage beneath, push button WC, heated towel rail, coved cornice, ceiling light point, extractor fan, obscure glazed window to side elevation.



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### BEDROOM TWO

11' 10" (maximum) x 11' 5" (maximum) (3.61m x 3.48m)

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

### BEDROOM THREE

10' 4" x 8' 4" (3.15m x 2.54m)

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

### FAMILY BATHROOM

7' 2" x 8' 5" (2.18m x 2.57m)

Being fitted with a four piece suite comprising panelled bath with mixer tap and hand held shower attachment, wash hand basin with mixer tap and storage beneath, push button WC, shower cubicle with Aqualisa wall mounted electric shower within, obscure glazed window to side elevation, non-slip flooring, heated towel rail, extractor fan, coved cornice, ceiling light point.

### EXTERIOR

To the front, the property is approached over a driveway which provides off road parking and hardstanding as well as access to the former garage. There is a lawned front garden and low level brick wall to the front boundary. The driveway is served by outside lighting and EV charging point.

### FORMER GARAGE

Having up and over door, providing additional storage space.

### REAR GARDEN

Being initially laid to paved patio seating area leading to the remainder which is predominantly laid to lawn, with plant and shrub borders. The garden houses a large timber shed/workshop and a timber summerhouse served by power and lighting. Double side gates provide further vehicular access to the side of the property to an additional section of hardstanding. The garden is fully enclosed by fencing and served by external power, tap and lighting.

### SERVICES

Mains gas, electricity, water and drainage are connected. The property is served by solar panels which are owned.

### REFERENCE

22082025/29416198/KEE





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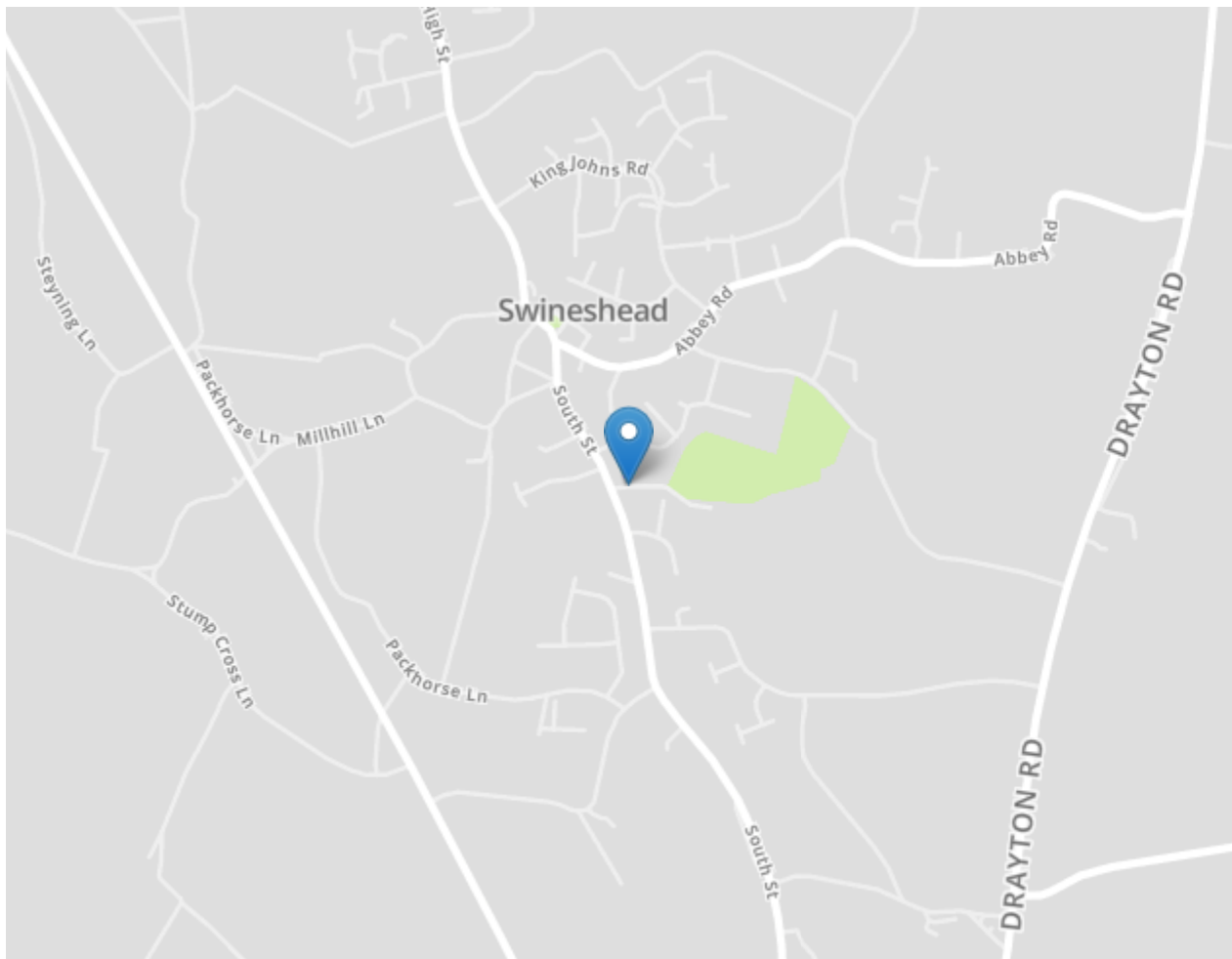
## AGENT'S NOTES

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.



**SHARMAN BURGESS**



## Ground Floor

Approx. 118.1 sq. metres (1271.0 sq. feet)



Total area: approx. 118.1 sq. metres (1271.0 sq. feet)

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