



£425,000

Fairmont, Station Road, Swineshead, Boston, Lincolnshire PE20 3NX

SHARMAN BURGESS

**Fairmont, Station Road, Swineshead, Boston,
Lincolnshire PE20 3NX
£425,000 Freehold**

ACCOMMODATION

ENTRANCE HALL

8' 8" (measurement includes staircase) x 11' 9" (2.64m x 3.58m)
With partially obscure glazed front entrance door, staircase rising to the first floor landing, radiator, coved cornice, ceiling light point, wall mounted central heating thermostat, wall mounted door chimes.

GROUND FLOOR CLOAKROOM

Having a two piece suite comprising a push button WC, pedestal wash hand basin, tiled floor, walls tiled to approximately half height, coved cornice, ceiling light point, extractor fan, radiator.

A highly impressive detached property with accommodation comprising an entrance hall, lounge, conservatory, dining room, office, breakfast kitchen, utility room, ground floor cloakroom, to the first floor are five independent bedrooms, with en-suite to bedroom one and a family bathroom. Further benefits include a large driveway providing ample off road parking, detached double garage, gas central heating and gardens to both the front and rear.



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OFFICE

12' 7" x 8' 8" (maximum measurement) (3.84m x 2.64m)

With window to front aspect, radiator, coved cornice, ceiling light point, wall mounted electric consumer unit.

DINING ROOM

11' 7" x 9' 8" (3.53m x 2.95m)

With glazed double doors from entrance hall, sliding patio doors leading to the rear garden, radiator, ceiling light point.

LOUNGE

20' 8" x 12' 0" (6.30m x 3.66m)

With a window to the front aspect, sliding patio doors leading into the conservatory, two radiators, coved cornice, wall mounted lighting, TV aerial point, wiring for satellite TV, feature fireplace with wood burning stove, display mantle and hearth.

CONSERVATORY

11' 6" x 12' 3" (3.51m x 3.73m) (both maximum measurements)

Of brick and uPVC double glazed construction with glazed roof. With ceiling light point, tiled floor, French doors leading to the garden.



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BREAKFAST KITCHEN

12' 2" x 12' 7" (3.71m x 3.84m) (both maximum measurements)
Having counter tops with inset one and a half bowl stainless steel sink and drainer unit with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated double oven and grill, four ring electric hob and illuminated fume extractor, integrated fridge freezer, integrated dishwasher, radiator, tiled floor, coved cornice, ceiling recessed lighting, window to rear aspect.

UTILITY ROOM

6' 4" x 5' 10" (1.93m x 1.78m)
With counter tops, stainless steel sink and drainer unit with mixer tap, base level storage units, plumbing for automatic washing machine, wall mounted Baxi gas central heating boiler, coved cornice, ceiling light point, extractor fan, tiled floor, obscure glaze door to the driveway.

FIRST FLOOR LANDING

With coved cornice, two ceiling light points, radiator, access to roof space, airing cupboard housing the hot water cylinder and slatted linen shelving within.

BEDROOM ONE

13' 7" x 12' 7" (4.14m x 3.84m) (both maximum measurements)
With window to front aspect, radiator, coved cornice, ceiling light point.



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EN-SUITE SHOWER ROOM

With push button WC, wash hand basin with mixer tap and storage beneath, corner shower cubicle with wall mounted mains fed shower within, tiled floor, fully tiled walls, coved cornice, ceiling recessed lighting, extractor fan, window to front aspect, radiator.

BEDROOM TWO

12' 0" x 10' 7" (3.66m x 3.23m) (both maximum measurements)
With window to front aspect, radiator, coved cornice, ceiling light point.

BEDROOM THREE

9' 9" x 11' 2" (2.97m x 3.40m) (both maximum measurements)
With window to rear aspect, radiator, coved cornice, ceiling light point.

BEDROOM FOUR

12' 0" x 9' 8" (3.66m x 2.95m) (both maximum measurements)
With window to rear aspect, radiator, coved cornice, ceiling light point.

BEDROOM FIVE

7' 10" (maximum measurement) x 11' 6" (2.39m x 3.51m)
Currently used as a dressing room. With window to rear aspect, coved cornice, ceiling light point, radiator.

FAMILY BATHROOM

With a four piece suite comprising a pedestal wash hand basin with mixer tap, bidet, push button WC, bath with mixer tap, tiled floor, fully tiled walls, radiator, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window.



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EXTERIOR

The property is approached over a dropped kerb via double gates leading to a large block paved driveway extending to the front and right hand side of the property which provides ample off road parking and hardstanding for numerous vehicles. The driveway leads to the detached double garage. The front garden is predominantly laid to lawn, with beds and borders containing plants and shrubs and low level wall to the front boundary.

DETACHED DOUBLE GARAGE

Of brick and tiled construction. With two electric up and over doors, served by power and lighting.

REAR GARDEN

The rear garden is well presented and initially comprises a block paved seating area which leads the remainder of the garden which is predominantly laid to lawn, with beds and borders containing plants and shrubs. The garden is served by outside lighting.

SERVICES

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

REFERENCE

07112022/THO



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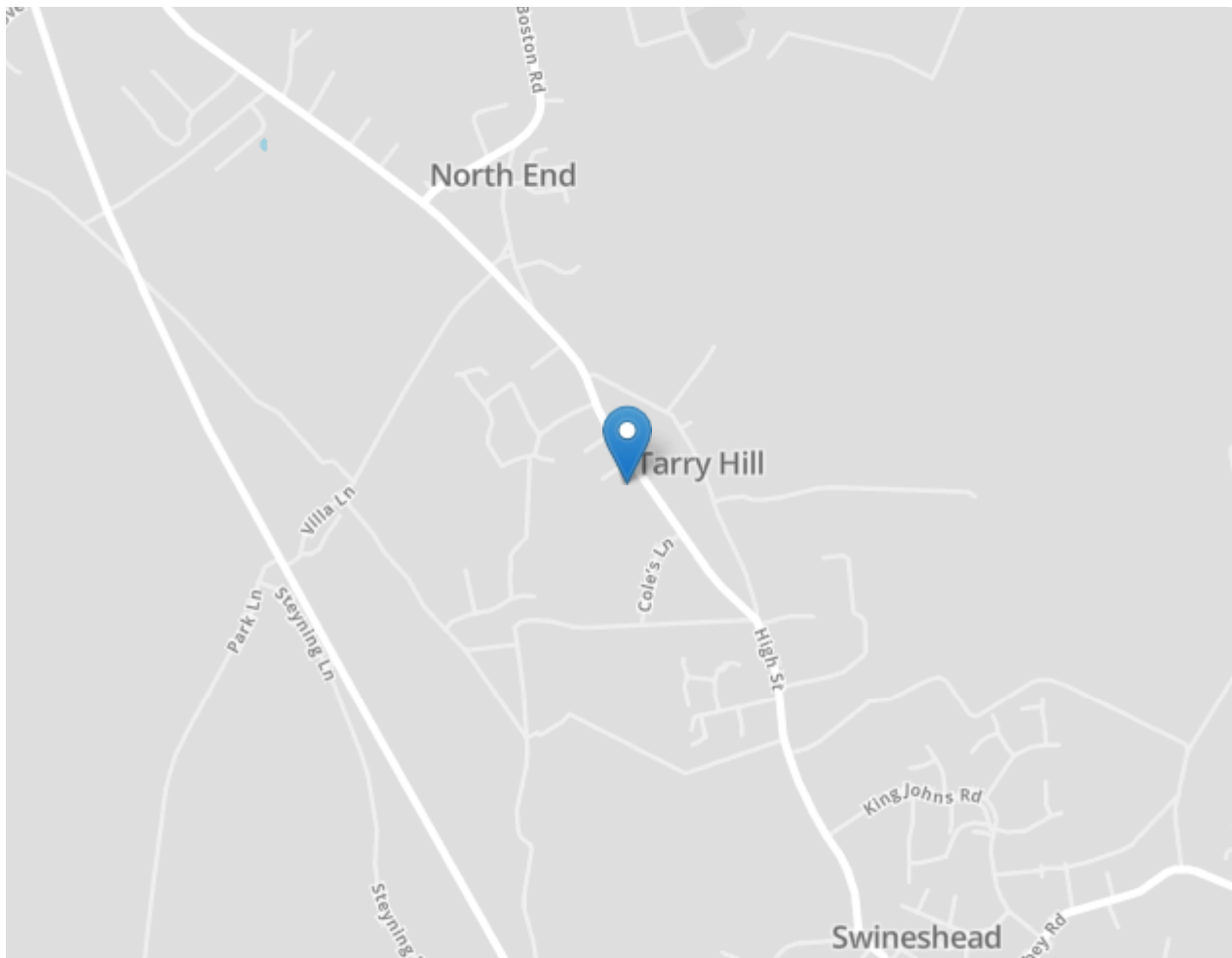
AGENT'S NOTES

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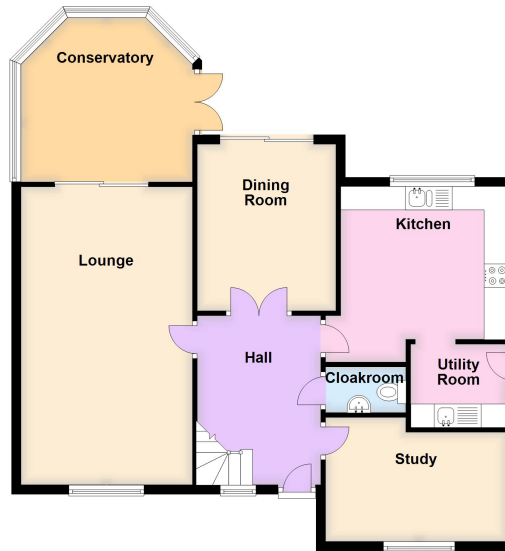
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



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Ground Floor
Approx. 85.6 sq. metres (921.4 sq. feet)



First Floor
Approx. 73.7 sq. metres (793.5 sq. feet)



Total area: approx. 159.3 sq. metres (1714.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		98
(81-91)	B		
(69-80)	C	74	
(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	