



£339,950

74 Meres Way, Swineshead, Boston, Lincolnshire PE20 3FG

SHARMAN BURGESS

**74 Meres Way, Swineshead, Boston,
Lincolnshire PE20 3FG
£339,950 Freehold**

ACCOMMODATION

ENTRANCE HALL

16' 3" (maximum measurement) x 8' 4" (maximum measurement including staircase) (4.95m x 2.54m) Having a partially obscure glazed front entrance door, radiator, two ceiling light points, staircase rising to first floor landing, under stairs storage cupboard.

GROUND FLOOR CLOAKROOM

7' 0" x 5' 7" (2.13m x 1.70m)

Having push button WC, pedestal wash hand basin with mixer tap and tiled splashback, tiled flooring, radiator, obscure glazed window to rear aspect, ceiling light point.

LOUNGE

11' 7" (maximum measurement) x 15' 2" (maximum measurement) (3.53m x 4.62m)

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

A large, modern, detached property situated in a prominent location and being well presented throughout. Accommodation comprises an entrance hall, lounge, dining room, study/garden room, living kitchen, utility room and ground floor cloakroom. To the first floor are four double bedrooms, with bedrooms one and two both having en-suite facilities and there is also a family bathroom. Further benefits include a block paved driveway, double garage, gas central heating and larger than average enclosed rear garden.



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STUDY/GARDEN ROOM

11' 6" x 6' 8" (3.51m x 2.03m)

Currently used as an additional single bedroom. Having radiator, ceiling light point, double French doors leading to the rear garden.

DINING ROOM

12' 1" x 9' 10" (3.68m x 3.00m)

Currently used as a bedroom. Having window to front aspect, radiator, ceiling light point, wall mounted electric fuse box.

LIVING KITCHEN

21' 7" (maximum measurement) x 14' 7" (maximum measurement) (6.58m x 4.45m)

Having a modern fitted kitchen comprising work surfaces with matching upstands, inset one and a half bowl stainless sink and drainer unit with mixer tap, wide range of base level storage units, drawer units and matching eye level wall units, integrated waist height oven and grill, ceiling mounted stainless steel fume extractor, integrated induction hob, integrated fridge freezer, integrated dishwasher, tiled flooring, ceiling recessed lighting, dual aspect windows, French double doors leading to the garden, two radiators.

UTILITY ROOM

6' 4" x 5' 4" (1.93m x 1.63m)

Having counter top with matching upstand, stainless steel sink and drainer with mixer tap, base level storage unit, plumbing for washing machine, space for tumble dryer, wall mounted unit housing the Ideal Logic gas central heating boiler, extractor fan, ceiling light point, tiled flooring, obscure glazed entrance door, radiator.

FIRST FLOOR LANDING

Having two ceiling light points, access to roof space, radiator, airing cupboard housing the hot water cylinder.

BEDROOM ONE

18' 0" (maximum measurement) x 14' 7" (maximum measurement) (5.49m x 4.45m)

Having dual aspect windows, radiator, ceiling light point, TV aerial point.



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BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Having a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted mains fed shower and fitted shower screen. Heated towel rail, ceiling recessed lighting, obscure glazed window, electric shaver point.

BEDROOM TWO

11' 8" (maximum measurement) x 11' 0" (maximum measurement) (3.56m x 3.35m)
Having window to front aspect, radiator, ceiling light point.

EN-SUITE SHOWER ROOM

Having pedestal wash hand basin, WC, shower cubicle with wall mounted shower within and fitted shower screen, heated towel rail, ceiling recessed lighting, extractor fan, obscure glazed window.

BEDROOM THREE

11' 2" x 11' 8" (3.40m x 3.56m)
Having window to rear aspect, radiator, ceiling light point.

BEDROOM FOUR

12' 5" (maximum measurement) x 10' 2" (maximum measurement) (3.78m x 3.10m)
Having window to front aspect, radiator, ceiling light point.

FAMILY BATHROOM

Having a four piece suite comprising panelled bath with mixer tap, hand held shower attachment, pedestal wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted mains fed shower and fitted shower screen. Heated towel rail, electric shaver point, ceiling recessed lighting, extractor fan, obscure glazed window to rear aspect.

EXTERIOR

The property sits on a prominent plot, with grassed front garden and paved access leading to the front entrance door. The block paved driveway provides ample off road parking as well as vehicular access to the double garage. Gated access leads to rear garden which is initially laid to a paved seating area and leads to the remainder which is predominantly laid to lawn and enclosed by fencing. The garden is also served by outside lighting.

DOUBLE GARAGE

18' 3" x 17' 9" (5.56m x 5.41m)
Having two up and over doors, served by power and lighting.

SERVICES

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

REFERENCE

15012024/23515730/GLO



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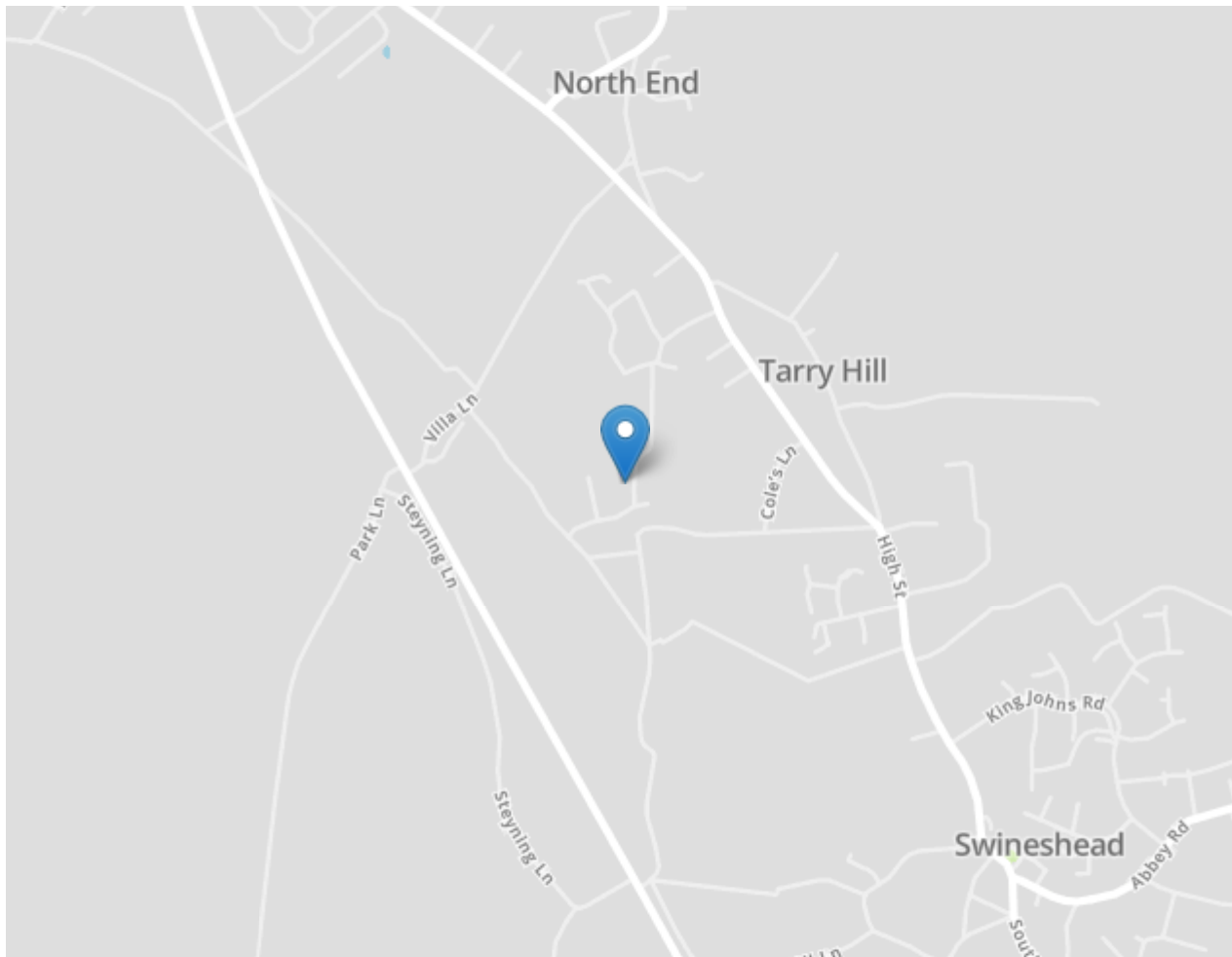
AGENT'S NOTES

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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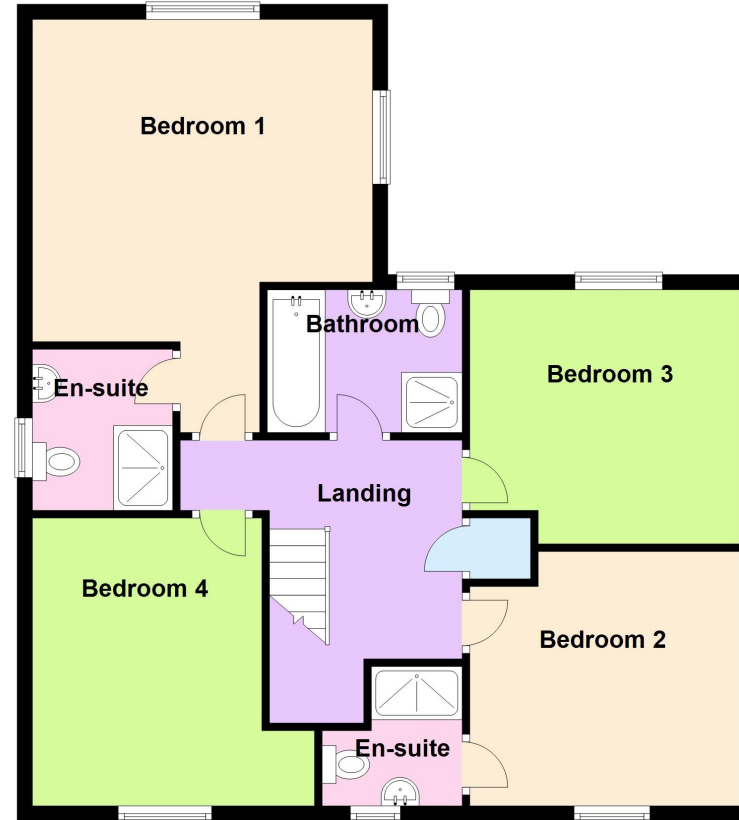
Ground Floor

Approx. 79.5 sq. metres (856.1 sq. feet)



First Floor

Approx. 79.4 sq. metres (854.6 sq. feet)



Total area: approx. 158.9 sq. metres (1710.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(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	