



SHARMAN
BURGESS
FOR SALE
01205 361161

£139,950

1 Baby Row North End, Swineshead, Boston, Lincolnshire PE20 3LT

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**1 Baby Row North End, Swineshead, Boston,
Lincolnshire PE20 3LT
£139,950 Freehold**

ACCOMMODATION

LOUNGE DINER

24' 3" (maximum including chimney breast) x 11' 5" (including staircase) (7.39m x 3.48m)

Having partially obscure glazed front entrance door, two windows to front aspect, two radiators, two ceiling light points, TV aerial point, staircase leading off, feature fireplace with tiled heart and display mantle with fitted log burner. To either side of the chimney breast are storage cabinets, overhead storage lockers and shelving.

An end of terrace cottage with the advantage of three independent bedrooms, being sold with NO ONWARD CHAIN. Accommodation comprises a large lounge diner with fitted log burner, breakfast kitchen, three bedrooms arranged off the first floor landing and a refitted three piece family bathroom. Further benefits include gravelled driveway to the left hand side of the property providing off road parking, gas central heating, uPVC double glazing and a low maintenance enclosed rear garden.



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BREAKFAST KITCHEN

23' 2" (maximum) x 6' 0" (maximum) (7.06m x 1.83m)

Having roll edge work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and wall units, integrated electric cooker, four ring induction hob with fume extractor above, space for standard height fridge and standard height freezer, additional space for twin height fridge freezer, plumbing for automatic washing machine, rear entrance door, two windows to rear aspect, wood effect laminate flooring, two ceiling light points, radiator.

FIRST FLOOR LANDING

Having access to roof space, boiler cupboard housing the gas combination central heating boiler and slatted linen shelving within.

BEDROOM ONE

14' 8" (maximum) x 8' 3" (maximum) (4.47m x 2.51m)

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

BEDROOM TWO

11' 4" (maximum) x 8' 8" (maximum) (3.45m x 2.64m)

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

BEDROOM THREE

11' 0" (maximum) x 6' 2" (maximum with reduced head height) (3.35m x 1.88m)

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



**SHARMAN
BURGESS** Est 1996

BATHROOM

Having been refitted with a three piece suite comprising push button WC, wash hand basin with mixer tap and vanity unit beneath, P shaped bath with mixer tap, wall mounted mains fed shower with hand held shower attachment and fitted shower screen. Tiled splashbacks, extractor fan, obscure glazed window, ceiling light point, radiator.

EXTERIOR

To the rear, the property has an enclosed low maintenance garden with decked seating area. The garden houses a timber garden shed to be included within the sale. To the side of the property, approached over a dropped kerb, is a gravelled driveway which provides parking space.

SERVICES

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

REFERENCE

19022024/27307910/TAB



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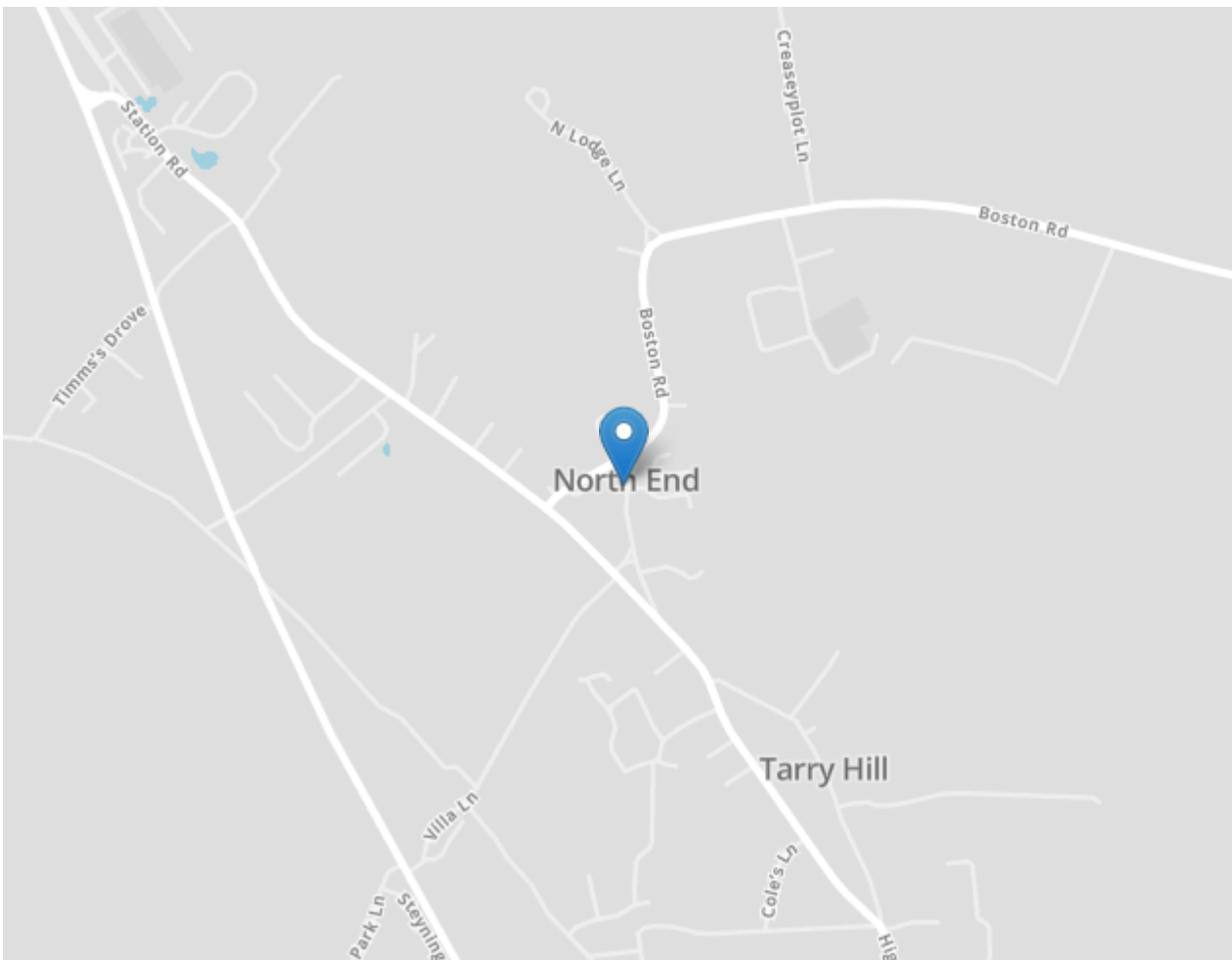
AGENT'S NOTES

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.

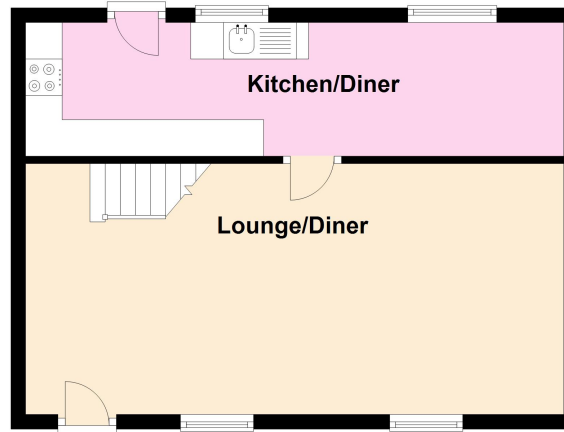
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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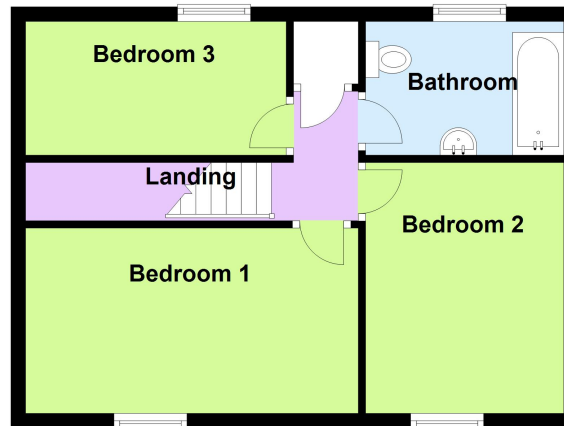
Ground Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 78.9 sq. metres (849.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC