



SHARMAN  
BURGESS  
FOR SALE  
01205 361161

£299,950

The Willows, High Street, Swineshead, Boston, Lincolnshire PE20 3LH

SHARMAN BURGESS

**The Willows, High Street, Swineshead,  
Boston, Lincolnshire PE20 3LH  
£299,950 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having partially obscure glazed front entrance door, windows to either side, obscure glazed door through to:-

**ENTRANCE HALL**

Having staircase rising to first floor landing, ceiling mounted beams, ceiling light point, latch door with coloured glass and leaded light detailing leads through to the:-

A fantastic cottage with separate brick built two storey building towards the rear of the property providing annexe/home office potential (s.t.p.p). The cottage accommodation comprises an entrance porch, entrance hall, lounge with log burner, dining room with open fireplace and a 'Cottage' style kitchen, utility room and ground floor shower room. To the first floor are three bedrooms and a family bathroom. Further benefits include the additional two storey building situated towards the rear which is in great condition, domestic gardens, driveway and off road parking, garage, summerhouse/craft room within the garden and gas central heating.



**SHARMAN BURGESS**

### LOUNGE

11'9" (maximum measurement including chimney breast) x 12'9" (maximum measurement) (3.58m x 3.89m)

Having exposed ceiling beams, dual aspect windows to both the front and side of the property, TV aerial point, radiator, wall mounted lighting, fitted log burning stove with quarry tiled hearth, exposed brickwork inset and display surround. To the right hand side of the chimney breast is some display shelving and base level storage.

### DINING ROOM

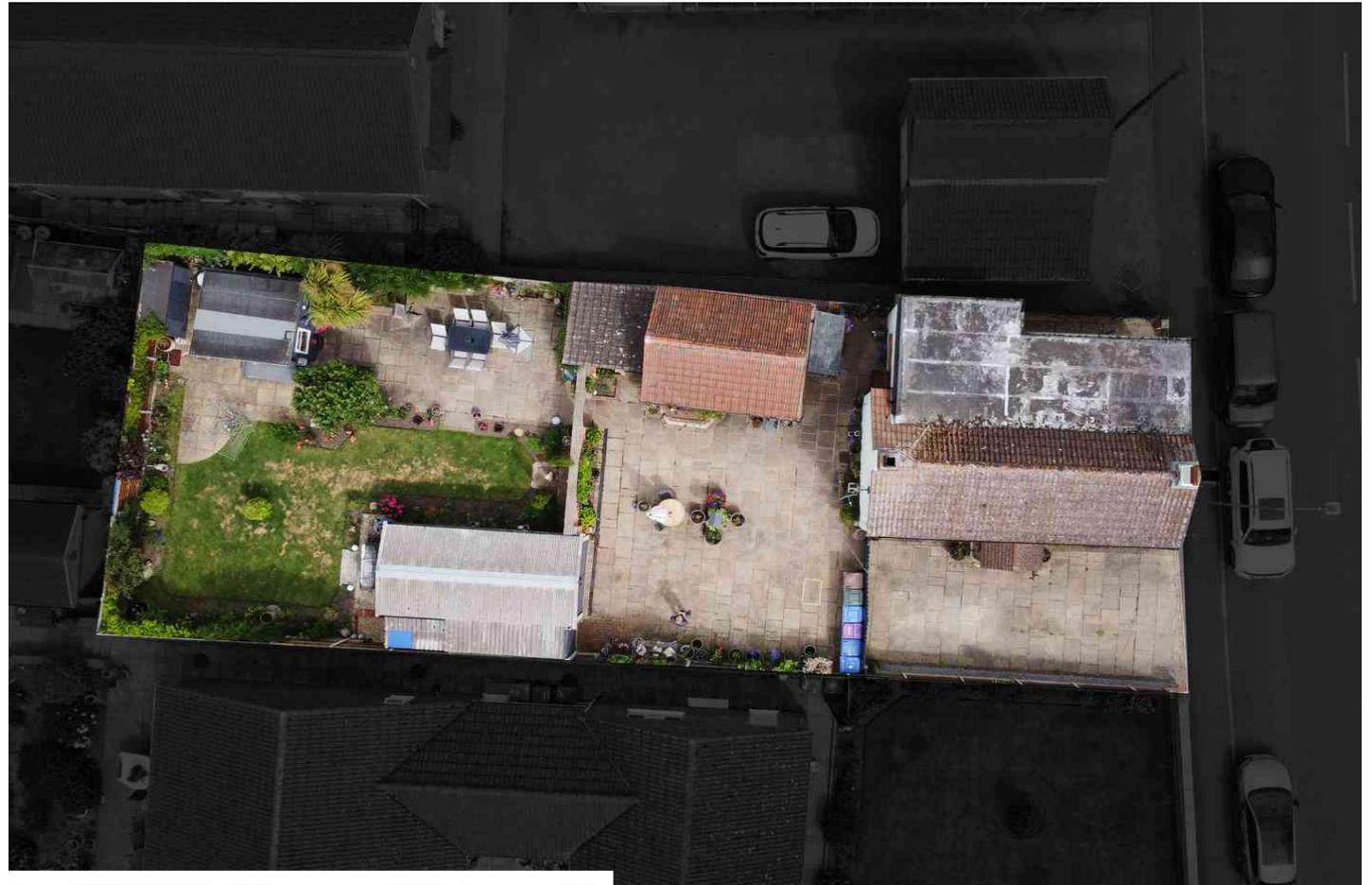
12'6" (maximum measurement including chimney breast) x 12'9" (maximum measurement) (3.81m x 3.89m)

Accessed via latch door with coloured glass and leaded light detailing, window to front aspect, radiator, wall mounted lighting, exposed ceiling beams, feature open fireplace with tiled hearth, decorative tiled inset and display surround. A further latch door with coloured glass and leaded light detailing leads through to the:-

### KITCHEN

12'6" x 8'8" (3.81m x 2.64m) (both maximum measurements)

Having work surfaces, sink and drainer with mixer tap, wide range of wood fronted base level units, drawer units and matching eye level wall units with eye level corner display shelving and glazed display cabinet. Slate tiled floor, radiator, ceiling mounted strip light, additional wall mounted lighting, space for both standard height fridge and freezer, space for gas cooker, window to side aspect, stable style door to exterior, integrated dishwasher, walk-in pantry providing storage with light within. Latch door with coloured glass and leaded light detailing through to:-



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### UTILITY ROOM

6' 5" x 5' 4" (1.96m x 1.63m)

Having a Belfast style sink, work surfaces, base level storage unit, mixer tap, plumbing for automatic washing machine, wall mounted gas central heating boiler, window to rear aspect, ceiling light point, slate floor, door through to: -

### GROUND FLOOR SHOWER ROOM

Having WC, walk-in shower area with wall mounted electric shower within and fitted shower screen, tiled floor, fully tiled walls, ceiling light point, obscure glazed window to rear aspect, heated towel rail.

### FIRST FLOOR LANDING

With two ceiling light points, built-in airing cupboard with hot water cylinder and slatted linen shelving within.

### BEDROOM ONE

12' 4" (maximum measurement including chimney breast) x 13' 2"

(3.76m x 4.01m)

Having window to front aspect, radiator, ceiling light point, additional wall light points.

### BEDROOM TWO

12' 10" x 12' 5" (3.91m x 3.78m) (both maximum measurements)

Having window to front aspect, radiator, ceiling light point, wall light points, over stairs storage cupboard.

### BEDROOM THREE

9' 4" x 8' 8" (2.84m x 2.64m) (both maximum measurements)

Currently used as a dressing room. Having window to side aspect, radiator, ceiling light point.



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### BATHROOM

11' 8" x 5' 4" (3.56m x 1.63m)

Having a free standing roll top bath, WC, pedestal wash hand basin, extended tiled splashbacks where required with the remaining walls tiled to approximately half height. Two obscure glazed windows to the side and rear of the property, heated towel rail, extractor fan, ceiling light point.

### EXTERIOR

The property is approached over a dropped kerb, leading to a paved parking area providing hardstanding, with gated access leading to a further section of paving which provides vehicular access to the garage.

### GARAGE

19' 8" x 8' 6" (5.99m x 2.59m)

Of concrete sectional construction. Having double doors, two windows, personnel door to exterior, served by power and lighting, being insulated within and having a work space fitted to the rear.

### ADJOINING STORE

Suitable for storage.

### FURTHER OUTBUILDING

Having a stable style door leading into a -

### GROUND FLOOR ROOM

10' 9" x 10' 10" (3.28m x 3.30m) (both maximum measurements)

Having window, two ceiling mounted strip lights, staircase rising to first floor, under stairs storage cupboard.



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### FIRST FLOOR ROOM

13' 8" (maximum measurement) x 9' 9" (maximum measurement with reduced head height)  
(4.17m x 2.97m)

Having dual aspect window, electric fuse box, ceiling mounted strip light.

In the agents opinion, prospective purchasers should be aware that this fantastic additional outbuilding offers a variety of potential uses (s.t.p) from tying it in to the existing accommodation of the main property, annexe potential or a fantastic home work space providing offices over two floors.

### OUTSIDE WC

Being attached to the outbuilding but accessible from the exterior. Having WC, tiled floor, walls tiled to approximately half height, ceiling light point, obscure glazed window.

### ADJOINING SECURE STORE

7' 8" x 6' 8" (2.34m x 2.03m)

Having lighting within.

A wall with arched gateway and wrought iron gate leads through to the domestic gardens which comprise a large paved patio seating area providing entertaining space, shaped lawns with flower and shrub borders and additional raised borders. A further paved area houses an outside store (to be included within the sale).

### SUMMERHOUSE/CRAFT ROOM

7' 5" x 9' 5" (2.26m x 2.87m) (both maximum measurements)

Having windows enjoying views over the garden, door to the exterior. Served by power and lighting.

The garden is fully enclosed and served by outside lighting and power.

### SERVICES

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

### REFERENCE

26378871/26062023/TYN



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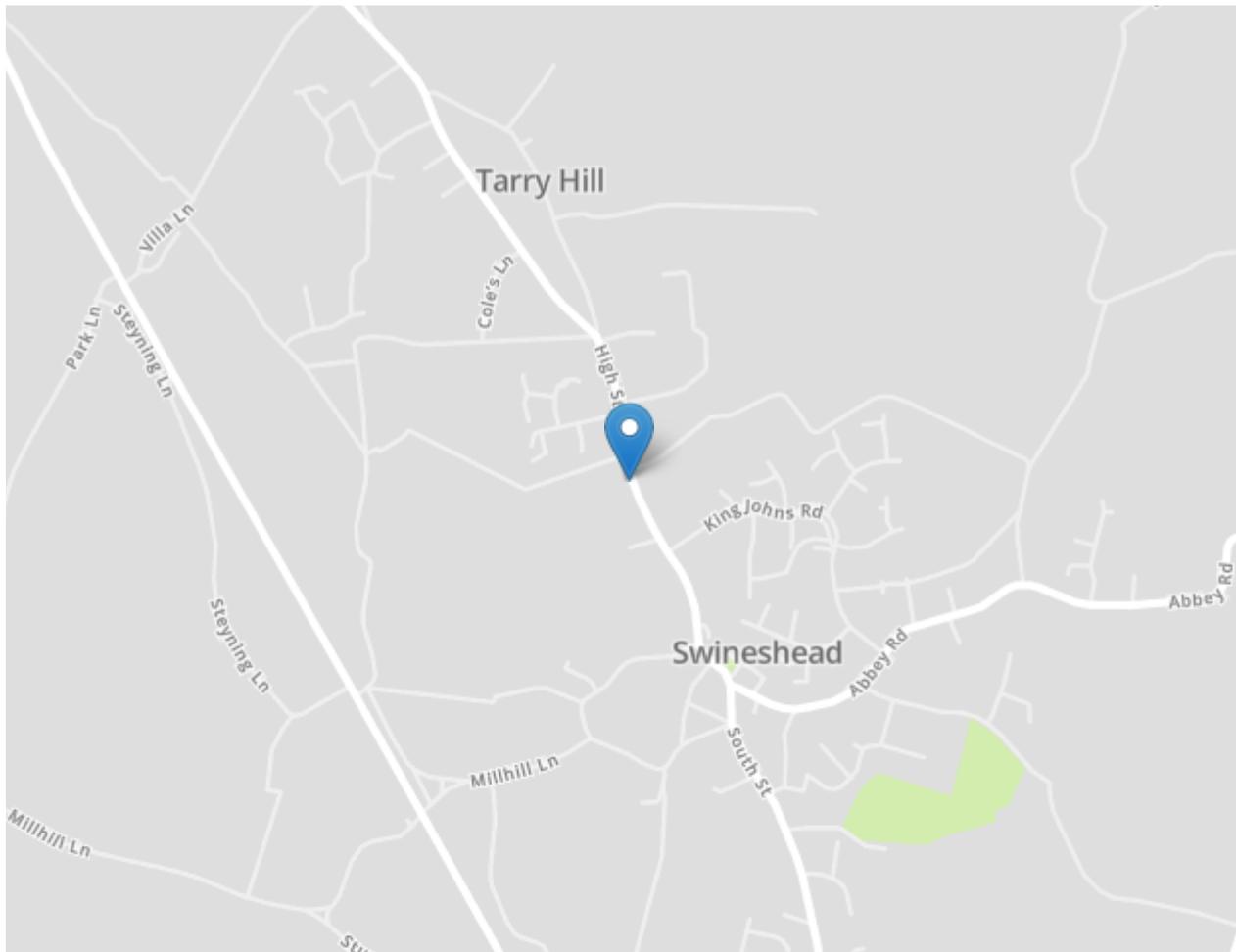
## AGENT'S NOTES

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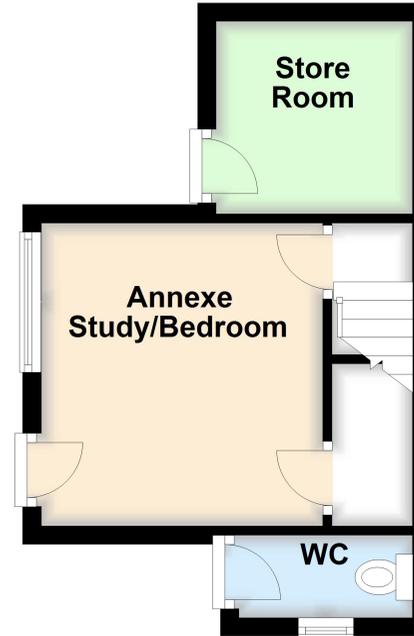
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**



**Ground Floor**  
Approx. 19.8 sq. metres (213.3 sq. feet)



Total area: approx. 101.1 sq. metres (1088.7 sq. feet)

Total area: approx. 32.5 sq. metres (350.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC