



**£305,000**

17 Villa Walk, Swineshead, Boston, Lincolnshire PE20 3FE

**SHARMAN BURGESS**



**17 Villa Walk, Swineshead, Boston,  
Lincolnshire PE20 3FE  
£305,000 Freehold**

#### ACCOMMODATION

##### ENTRANCE HALL

Having front entrance door with obscure glazed window to side, radiator, ceiling light point, staircase leading off.

##### CLOAKROOM

Being fitted with a two piece suite comprising push button WC, pedestal wash hand basin with mixer tap, tiled splashback, radiator, obscure glazed window, ceiling light point.

An extremely well presented modern detached property situated in the highly sought after village of Swineshead, within a quiet cul-de-sac location and enjoying views over farmland. Accommodation comprises an entrance hall, open plan kitchen diner, lounge with media wall, play/dining room, ground floor cloakroom, four bedrooms to the first floor, family bathroom and en-suite shower room to bedroom one. Further benefits include gas central heating, uPVC double glazing, block paved driveway, single garage and enclosed garden to the rear.



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### LOUNGE

14' 4" (maximum including media wall) x 16' 1" (4.37m x 4.90m)

Having French doors leading to rear garden with windows to either side, window to front elevation, radiator, two ceiling light points. Feature media wall with space for wall mounted TV, wall mounted feature electric fireplace (included within the sale) and to either side a counter top with base level storage unit beneath and a fitted drinks fridge.

### DINING/PLAY ROOM

12' 5" x 9' 9" (3.78m x 2.97m)

Having window to rear elevation, radiator, ceiling light point, built-in storage.

### KITCHEN DINER

15' 2" (maximum) x 14' 9" (maximum) (4.62m x 4.50m)  
Having counter tops with matching upstands, 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, low level LED kickboard lighting, integrated fridge, integrated freezer, integrated dishwasher, waste height oven and grill, four ring induction hob with illuminated stainless steel fume extractor, plumbing for automatic washing machine, space for condensing tumble, concealed gas central heating boiler, dual aspect windows, radiator, wall mounted electric fuse box, ceiling recessed lighting.

### FIRST FLOOR LANDING

Having window to rear elevation, radiator, two ceiling light points, access to loft space.



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### BEDROOM ONE

15' 5" (maximum) x 12' 8" (4.70m x 3.86m)

Having window to front elevation, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within, TV aerial point.

### EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, walls tiled to approximately half height, tiled floor, heated towel rail, ceiling recessed lighting, obscure glazed window, extractor fan, electric shaver point.

### BEDROOM TWO

10' 0" x 8' 5" (3.05m x 2.57m)

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

### BEDROOM THREE

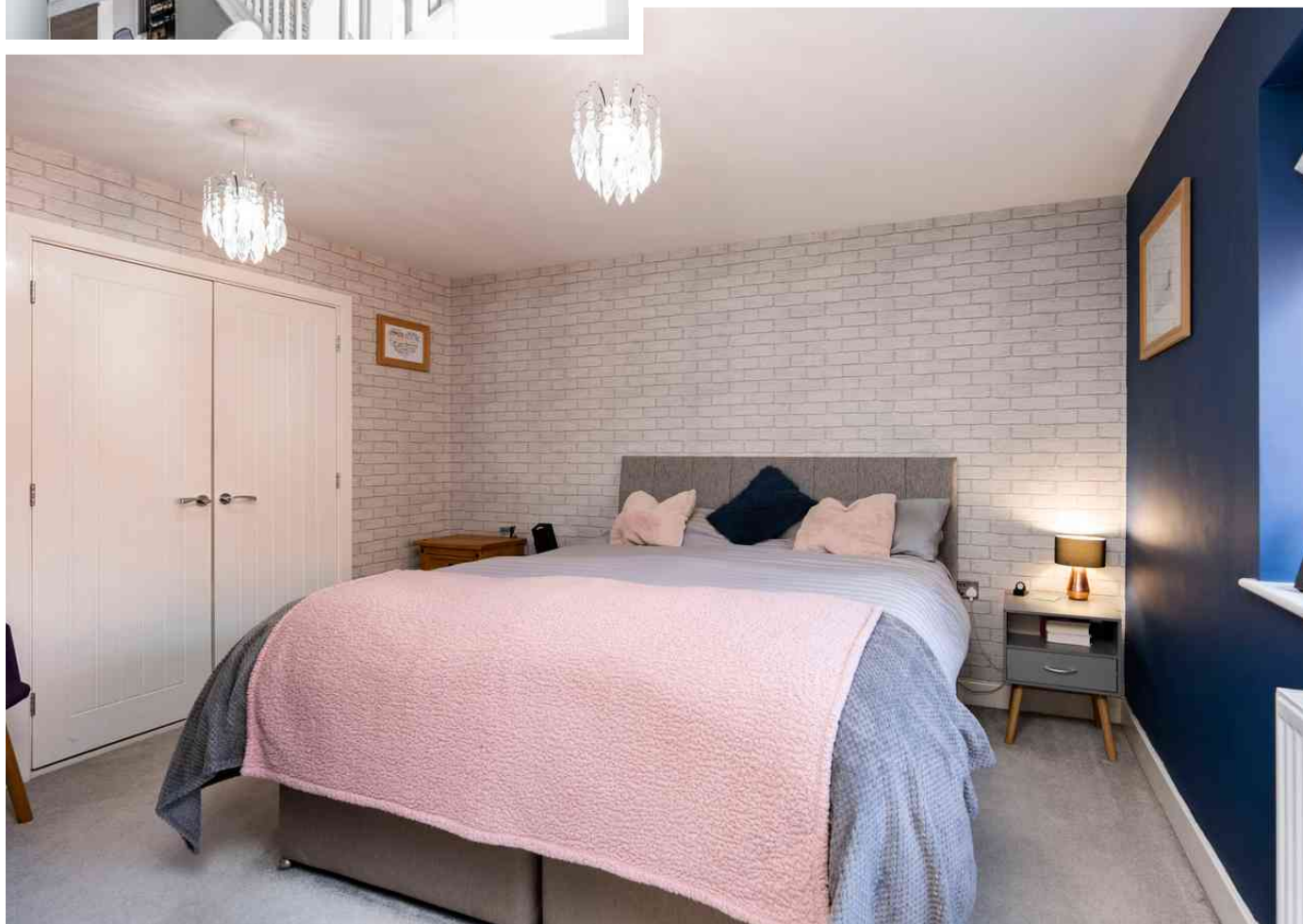
11' 5" x 8' 8" (3.48m x 2.64m)

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

### BEDROOM FOUR

11' 5" x 7' 1" (3.48m x 2.16m)

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



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### FAMILY BATHROOM

10' 0" (maximum into recess) x 7' 4" (maximum) (3.05m x 2.24m)  
Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and mains fed wall mounted shower above and fitted shower screen, extended tiled splashbacks, remaining walls tiled to approximately half height, tiled floor, heated towel rail, ceiling recessed lighting, extractor fan, obscure glazed window, built-in airing cupboard housing the hot water cylinder within.

### EXTERIOR

To the front, the property is approached over a block paved driveway which provides off road parking as well as vehicular access to the single garage. There is a further gravelled section which provides further parking space. The driveway is served by an EV charging point.

### SINGLE GARAGE

Having up and over door, served by power and lighting.

### REAR GARDEN

The rear garden initially comprises a large raised decked seating area with lighting set within providing entertaining space. The remainder of the garden is predominantly laid to lawn. The garden is fully enclosed by fencing and served by outside tap and lighting.

### SERVICES

Mains gas, electricity, water and drainage are connected.



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#### AGENTS NOTE

Potential purchasers should be aware that there is an annual service charge for the upkeep and maintenance of unadopted roads, walkways and communal areas. The last payment being £217.34.

#### REFERENCE

26022025/28761064/THO



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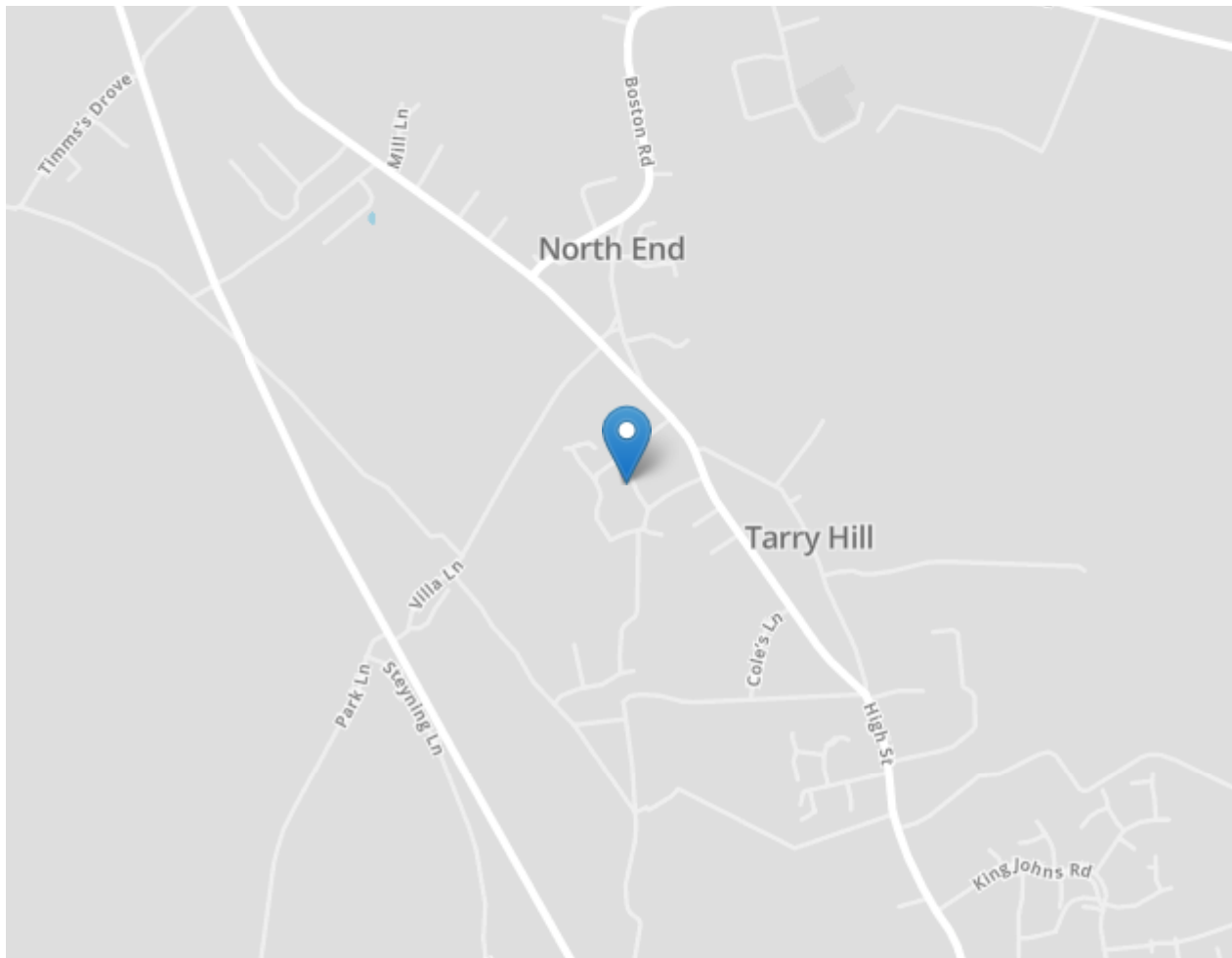
## AGENT'S NOTES

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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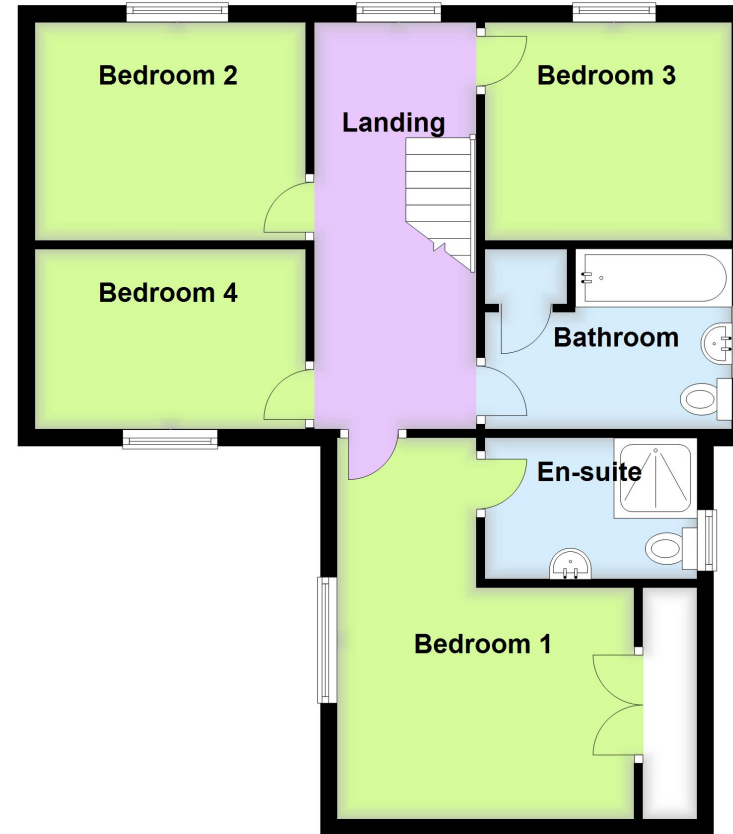
## Ground Floor

Approx. 61.1 sq. metres (657.9 sq. feet)



## First Floor

Approx. 61.5 sq. metres (661.5 sq. feet)




Total area: approx. 122.6 sq. metres (1319.3 sq. feet)

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| Energy Efficiency Rating                    |   | Current                 | Potential   |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs |   |                         |   |
| (92+)                                       | A |                         | 92  |
| (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 |  |