



**£299,950**

2 Enchantment Oaks, Swineshead, Boston, Lincolnshire PE20 3DZ

**SHARMAN BURGESS**



**2 Enchantment Oaks, Swineshead, Boston,  
Lincolnshire PE20 3DZ  
£299,950 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed front entrance door, radiator, coved cornice, ceiling recessed lighting, radiator, access to loft space, built-in linen cupboard with radiator and slatted linen shelving within, built-in cloak cupboard with hanging rail and shelving within.

**LOUNGE**

14' 10" (maximum) x 11' 11" (maximum) (4.52m x 3.63m)

Having French doors leading to the rear garden with windows to either side, coved cornice, ceiling light point, radiator, TV aerial point.



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### OPEN PLAN KITCHEN DINER

23' 11" (maximum) x 13' 10" (maximum) (7.29m x 4.22m)

Having a fully fitted kitchen comprising granite work surfaces, range of base level storage units, drawer units and matching eye level wall units with glazed display cabinets, integrated double oven and grill, four ring electric hob with stainless steel fume extractor above, integrated dishwasher, integrated fridge freezer, integrated washing machine, tiled floor, window to front elevation, French doors leading to the rear garden, obscure glazed entrance door, telephone point, TV aerial point, coved cornice, ceiling recessed lighting, additional light point to dining area.

### BEDROOM ONE

16' 0" (maximum into recess) x 10' 10" (4.88m x 3.30m)

Having window to front elevation, radiator, coved cornice, ceiling light point, built-in wardrobes with hanging rails and shelving within.

### EN-SUITE SHOWER ROOM

Having tiled floor with under floor heating, pedestal wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted mains fed shower with hand held shower attachment and fitted shower screen, obscure glazed window, coved cornice, ceiling light point, extractor fan.

### BEDROOM TWO

10' 6" (maximum) x 11' 11" (maximum) (3.20m x 3.63m)

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



**SHARMAN  
BURGESS** Est 1996



### EN-SUITE SHOWER ROOM

Having tiled floor with under floor heating, pedestal wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted mains fed shower with hand held shower attachment and fitted shower screen, coved cornice, ceiling light point, obscure glazed window, extractor fan.

### BEDROOM THREE

11' 7" x 7' 0" (3.53m x 2.13m)

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

### FAMILY BATHROOM

Being fitted with a three piece suite comprising P shaped bath with mixer tap and tiled splashback, push button WC, pedestal wash hand basin with mixer tap and tiled splashback, tiled floor with under floor heating, coved cornice, ceiling recessed lighting, heated towel rail, obscure glazed window to side elevation, extractor fan.

### EXTERIOR

The property is approached over a tarmac driveway which provides off road parking. There is also a lawned front garden with paved access to the front entrance door and feature Victorian style lamp.

### GARAGE

18' 1" x 9' 2" (5.51m x 2.79m)

Having up and over door, served by power and lighting, housing the gas central heating boiler.

### REAR GARDEN

The enclosed rear garden is initially laid to a paved patio seating area leading to the remainder which is predominantly laid to lawn with flower and shrub borders. The garden is served by external power and lighting and houses a timber shed which is to be included in the sale. There is a mature tree within the garden which is subject to a Tree Preservation Order.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### REFERENCE

17022025/28730055/STE





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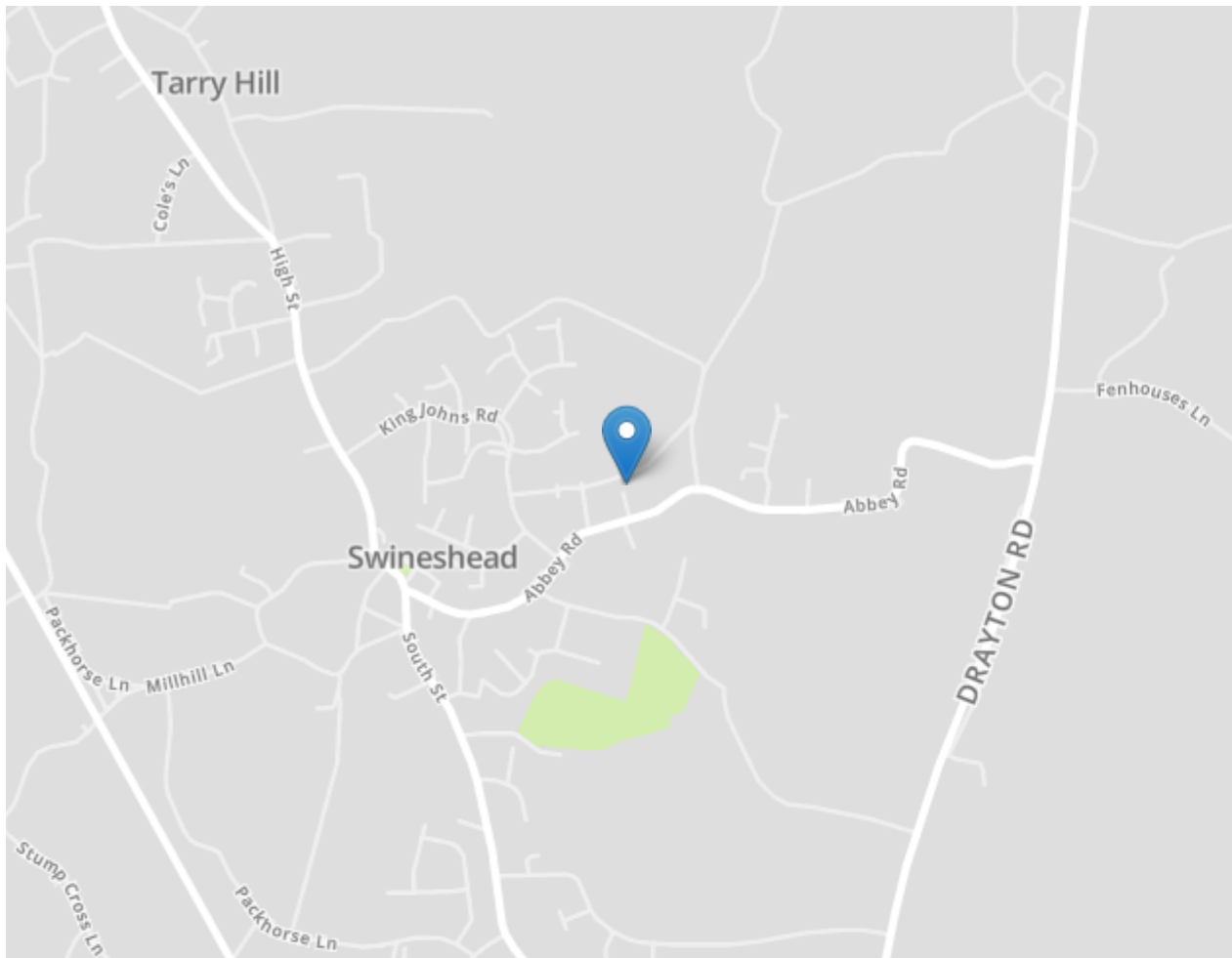
## AGENT'S NOTES

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.

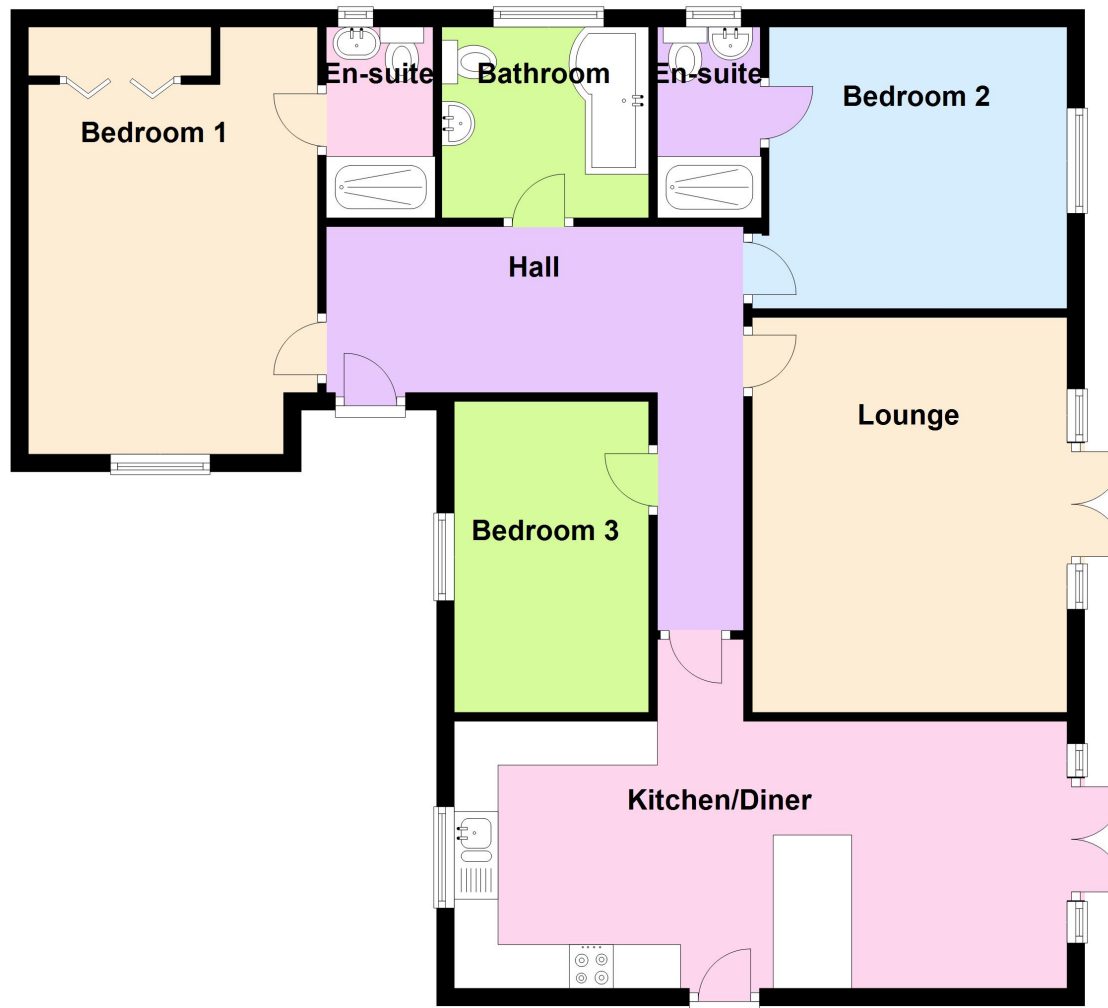


**SHARMAN BURGESS**



## Ground Floor

Approx. 99.1 sq. metres (1066.7 sq. feet)



Total area: approx. 99.1 sq. metres (1066.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		