



£299,950

20 King Johns Road, Swineshead, Boston, Lincolnshire PE20 3EH

SHARMAN BURGESS

**20 King Johns Road, Swineshead, Boston,
Lincolnshire PE20 3EH
£299,950 Freehold**

ACCOMMODATION

With uPVC glazed entrance door leading into the entrance porch.

ENTRANCE PORCH

With further door leading into entrance hall.

ENTRANCE HALL

With staircase rising to the first floor landing, under stairs storage cupboard, radiator, coved cornice, doors to lounge, kitchen, garage and cloakroom.

A spacious and well presented four bedroom detached home situated on a corner plot overlooking the communal green within the popular and well served village of Swineshead, benefitting from off road parking, double garage and gardens to the side and rear. Accommodation in brief comprises an entrance hall, cloakroom, lounge, dining room, conservatory, kitchen and utility room, with four bedrooms to the first floor and an en-suite and family bathroom.



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LOUNGE

18' 8" (maximum measurement) x 11' 11" (5.69m x 3.63m)
With double glazed bay window to front aspect, radiator, TV connection point, wall light point, coved cornice, fireplace with gas fire inset and marble surround and mantle. Double doors through to the dining room.

DINING ROOM

10' 0" x 11' 0" (3.05m x 3.35m)
With radiator, coved cornice, door to kitchen, sliding patio doors to the conservatory.

CONSERVATORY

10' 5" x 9' 6" (3.17m x 2.90m)
Of brick and uPVC construction with pitched polycarbonate roof. With double glazed windows to side and rear aspects, double glazed patio doors leading to the rear garden.

KITCHEN

11' 0" x 10' 11" (3.35m x 3.33m)
Having a fitted kitchen comprising a range of wall and base level units, areas of work surfaces, inset stainless steel one and a half bowl sink and drainer unit with mixer tap, integrated double oven, integrated five ring gas hob with stainless steel extractor over, space and plumbing for dishwasher, space for standard height fridge, tiled flooring, partly tiled walls, double glazed window to rear aspect, radiator, door to utility room.



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UTILITY ROOM

5' 3" x 8' 0" (1.60m x 2.44m)

With a range of wall and base level units, work surfaces with inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, partly tiled walls, extractor fan, wall mounted central heating boiler, tiled flooring, radiator, double glazed window to rear aspect, side entrance door to rear garden.

CLOAKROOM

With low level WC, wash hand basin inset to vanity unit, radiator, tiled flooring, partly tiled walls, double glazed window to side aspect.

FIRST FLOOR LANDING

With stairs rising from entrance hall, coved cornice, access to roof space, airing cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

14' 2" x 12' 0" (4.32m x 3.66m)

With double glazed window to front aspect, radiator, TV aerial point, built-in wardrobe, door to en-suite shower room.

EN-SUITE SHOWER ROOM

With a three piece suite comprising a low level WC, pedestal wash hand basin, shower fitted into tiled recess with mains fed shower within, partly tiled walls, double glazed window to side aspect, electric shaver point, extractor fan and radiator.

BEDROOM TWO

11' 6" x 13' 8" (3.51m x 4.17m)

With double glazed window to front aspect and radiator.



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BEDROOM THREE

9' 10" x 11' 0" (3.00m x 3.35m)

With double glazed window to rear aspect, radiator and TV aerial point.

BEDROOM FOUR

10' 11" x 8' 10" (3.33m x 2.69m)

With double glazed window to rear aspect and radiator.

BATHROOM

With a three piece suite comprising a panelled bath with mains fed shower over, low level WC, pedestal wash hand basin, partly tiled walls, radiator, extractor fan, double glazed window to rear aspect.

EXTERIOR

To the front of the property is a tarmac driveway providing off road parking as well as vehicular access to the double garage. There is a gravelled area with rockery and flower bed and further shrub and bush borders. Gated access leads to the rear garden.

DOUBLE GARAGE

17' 1" x 16' 7" (5.21m x 5.05m)

With two up and over doors, service door to rear garden.

SIDE & REAR GARDENS

The side garden houses a timber shed with fibreglass roof. There is also a paved patio which extends along the side of the property to the rear to provide a seating area. There is a shaped lawn which extends around to the other side of the property and benefits from borders containing a variety of trees and shrubs. The gardens also benefits from a gravelled area and two further timber sheds which are to be included in the sale. The gardens are fully enclosed by a mixture of brick wall and timber fencing.



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SERVICES

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

REFERENCE

160622/MIL



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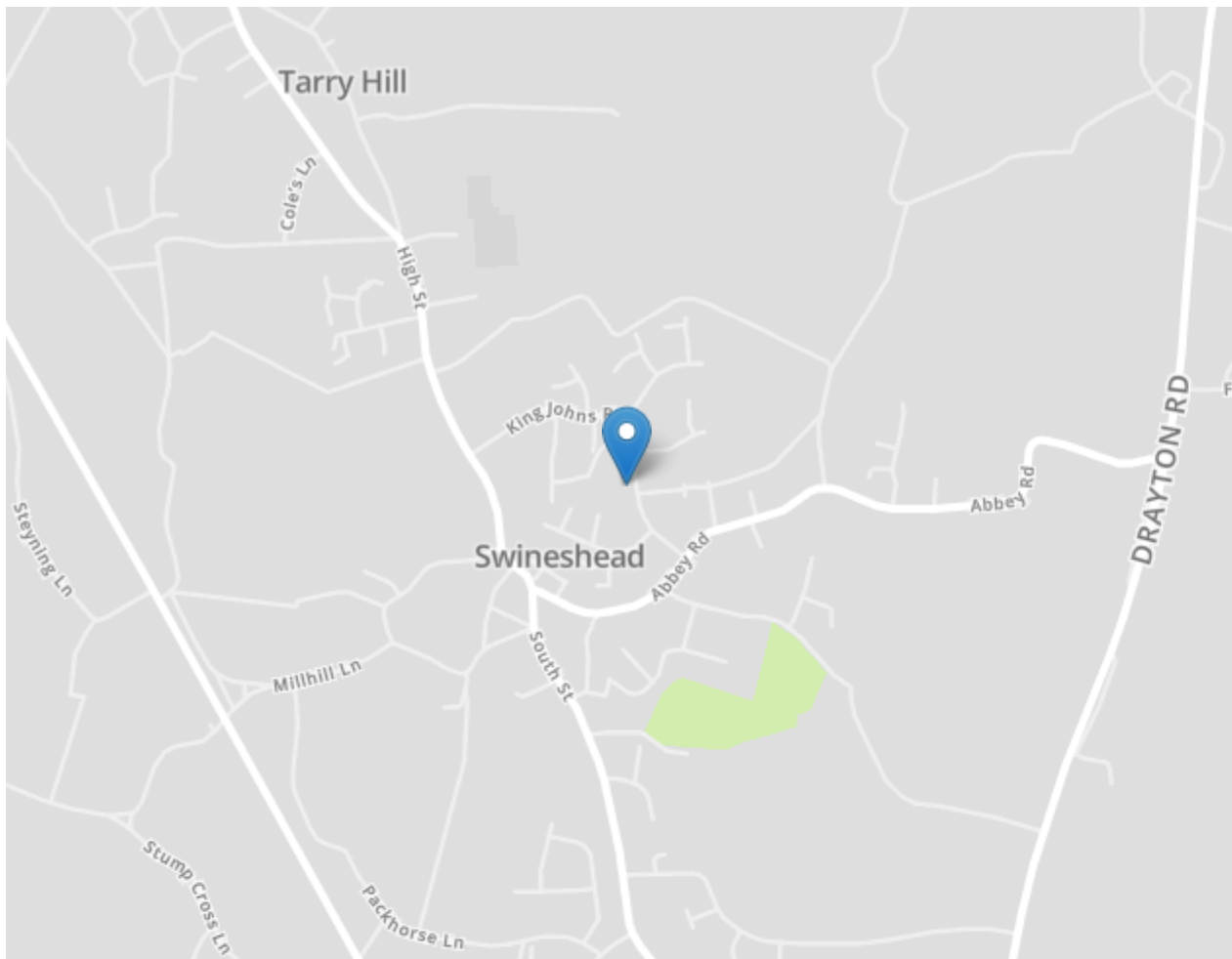
AGENT'S NOTES

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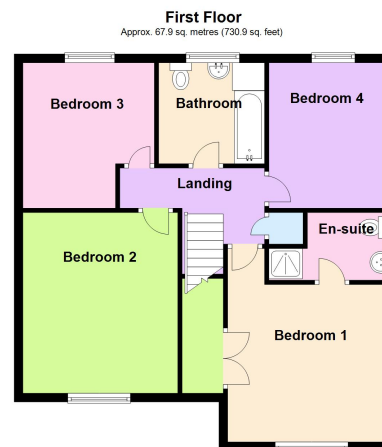
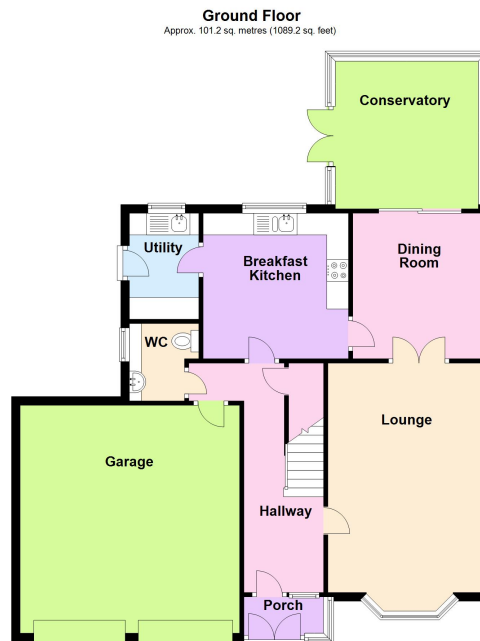
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information,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



SHARMAN BURGESS



Total area: approx. 169.1 sq. metres (1820.1 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	60	74
EU Directive 2002/91/EC		