





## 2 Hall Drive

This spacious family home is situated in a small cul-de-sac in the popular village of Swineshead.

The well-presented accommodation has been considerably improved by the current owners over the years and includes a lounge, dining room and conservatory, plus an updated kitchen, utility and cloakroom to the ground floor. The first floor comprises four good size bedrooms including the an updated en-suite to the master bedroom and the family bathroom.

Outside the rear garden is of a low maintenance design and has been enclosed, with off-road parking and single garage to the front.

Swineshead itself is a popular village to the south of Boston with good access to both the A16 and A17. The village offers a considerable range of amenities including a post office, doctor's surgery, primary school, a day nursery, a fish and chip shop, farm shop, garden centre, pub, Co-Op and The Ivy restaurant.

- Very Well Presented Four Bedroom Family Home
- Sought-After Cul-de-Sac Location
- Lounge, Dining Room & Conservatory
- Updated Kitchen, Modern Bathroom & En-suite
- Driveway & Integral Garage
- Gas-Fired Central Heating & uPVC Double Glazing
- Tenure: Freehold. Council Tax 'C' / EPC 'C 69'









**Entrance** - Via canopy porch with part-glazed composite door into the **Entrance Hall** - Having stairs to the first floor with under stairs cupboard, concealed radiator and doors leading off to:

**Lounge 4.13m x 3.28m** - With uPVC bay window to the front aspect, feature fireplace with flame effect gas fire, double radiator and archway to the Dining Room.

**Dining room 2.75m x 2.57m** - With radiator and sliding uPVC doors into the conservatory.

**Conservatory 3.29m x 2.57m** - With uPVC double glazed windows and uPVC French doors leading out to the garden.

**Kitchen 3.34m x 2.54m** – Has a uPVC window overlooking the rear garden. The kitchen comprises a range of modern cupboard and drawer units to both base and eye level with work surfaces over, having an inset stainless steel style one and a half bowl sink/drainers unit with mixer tap, inset stainless steel style gas hob with oven below, built-in dishwasher and refrigerator. Breakfast bar and tiled floor.

**Utility 1.67m x 1.57m** – The utility has an obscure-glazed external door leading out to the side and uPVC window overlooking the rear. Tiled floor and space for washing machine. Radiator, tiling as appropriate and extractor fan, wall mounted gas-fired central heating Worcester boiler. A door from the utility leads through to the Cloakroom.

**Cloakroom/WC** - Having close coupled WC, wash hand basin with splashback tiling and a radiator.

**First floor accommodation landing** – Has loft access, built-in cupboard with shelving and doors arranged off to:

**Bedroom One 3.42m x 3.33m** - The Master Bedroom is a generous double bedroom and has uPVC window overlooking the front, two built-in wardrobes, radiator and door through to the en-suite.

**En-suite Shower Room** - The En-suite comprises a contemporary white suite of tiled walk-in shower enclosure, concealed flush WC and vanity hand basin, shaver point and heated towel rail.

**Bedroom Two 3.26m x 2.80m** - Also a good sized double bedroom with uPVC window over looking the rear garden, radiator and power points.

**Bedroom Three 3.71m x 2.60m** - Bedroom three is also a good size double room with uPVC window to the front and a radiator.

**Bedroom Four 2.98m x 2.63m reducing to 1.72m** – Has uPVC window overlooking the rear garden, radiator and power points.

**Bathroom** - Comprising a modern white suite of panelled bath with mixer tap and Mira shower unit over, pedestal hand basin with mixer tap and close coupled WC. Tiling as appropriate, radiator and uPVC window to the rear.

**Outside** – The property is approached over a double-width driveway leading to the integral garage having up/over door. The driveway has been bordered to either side with plants and shrubs and a footpath extends alongside to provide gated access to the rear. The rear of the property has been enclosed and is of a low-maintenance design with a patio seating area and artificial grass with shrub borders and garden shed.



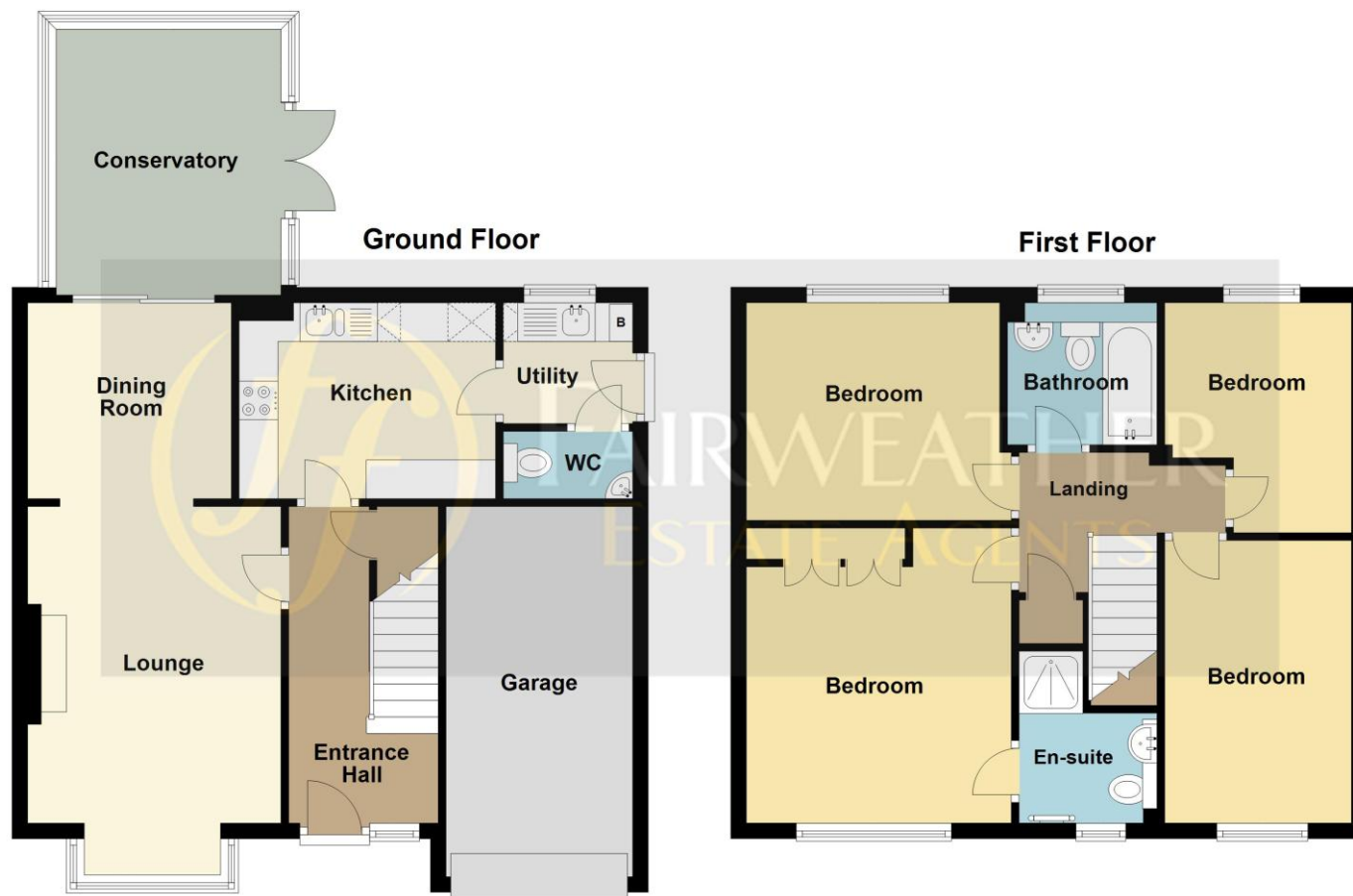












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