



East Hills, Tarry Hill, Swineshead, Boston, PE20 3LL



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Freehold

£375,000



Key Features

- Detached house
- Five bedrooms
- Lounge & family room
- Kitchen & utility
- Cloakroom, bathroom & shower room
- Ample off-road parking
- Enclosed rear garden
- NO CHAIN
- EPC rating TBC





An updated detached house on a good sized plot in a popular village location. Having over 2,200 square feet of accommodation comprising: entrance hall, lounge, kitchen, family room, rear entrance lobby, utility and cloakroom to ground floor. Five bedrooms, bathroom and shower room to first floor. Outside the property has ample off-road parking to the front and an enclosed garden to the rear. The property benefits from oil fired central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having window to front elevation, coved ceiling, radiator and staircase rising to first floor.

LOUNGE

4.87m x 3.79m (16'0" x 12'5")

Having windows to front & side elevations, coved ceiling, radiator, television aerial connection point and brick built fireplace.



KITCHEN

5.74m x 3.48m (18'10" x 11'5")

Having window to side elevation, coved ceiling with inset ceiling spotlights, walk-in pantry and tile effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards & pelmet with lights over. Work surface return with inset electric hob, cupboards & drawers under, cupboards & cooker hood over, tall unit to side housing integrated Neff electric double oven with drawers under & cupboard over. Tall larder style unit to side and island unit forming breakfast bar to one side with cupboards & drawers under. Two archways through to the:

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FAMILY ROOM

6.34m x 5.46m (20'10" x 17'11")

Having high level window and french doors with side screen to side elevation, further window to rear elevation, coved ceiling with inset ceiling spotlights, two radiators, telephone connection point and fireplace recess with multi-fuel burner.

REAR ENTRANCE LOBBY

Having window & part glazed door to rear elevation, further window to side elevation, radiator and tiled floor.

UTILITY

6.44m x 2.70m (21'1" x 8'11")

Having window to side elevation, built-in cupboard, oil fired boiler providing for both domestic hot water & heating, work surface with inset sink & drainer, cupboards, space & plumbing for automatic washing machine under.

CLOAKROOM

Having window to front elevation, radiator, close coupled WC and pedestal hand basin.

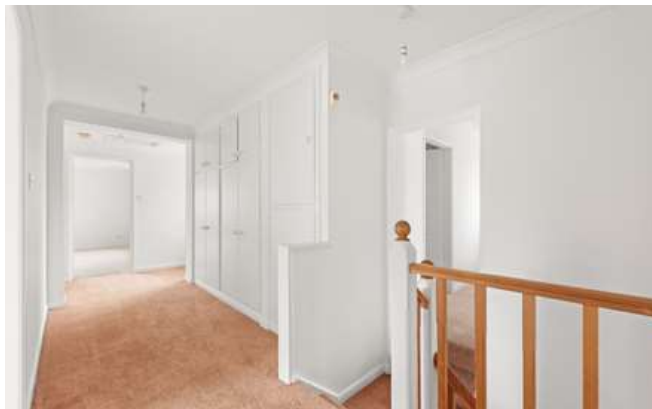
FIRST FLOOR LANDING

Having two windows to side elevation, smoke alarm, access to roof space, two built in double cupboards and airing cupboard housing hot water cylinder with shelving.

BEDROOM ONE

6.30m x 3.35m (20'8" x 11'0")

Having windows to side & rear elevations, radiator, television aerial & telephone connection points and three double built-in wardrobes.



BEDROOM TWO

4.28m x 3.33m (14'0" x 10'11")

(wardrobes in addition) Having window to front elevation, radiator and two built-in wardrobes.

BEDROOM THREE

3.45m x 3.34m (11'4" x 11'0")

Having window to side elevation, radiator and built-in double wardrobe.

BEDROOM FOUR

4.11m x 2.73m (13'6" x 9'0")

Having window to front elevation, coved ceiling and radiator.

BEDROOM FIVE

2.63m x 2.28m (8'7" x 7'6")

Having window to front elevation, coved ceiling and radiator.

BATHROOM

Having window to side elevation, radiator, panelled bath, double shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.

SHOWER ROOM

Having window to rear elevation, heated towel rail, radiator, fully tiled shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.





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EXTERIOR

To the front of the property there is a large flower bed and a large driveway which provides off-road parking.

REAR GARDEN

Being enclosed and majority laid to lawn with a paved patio and two garden sheds.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

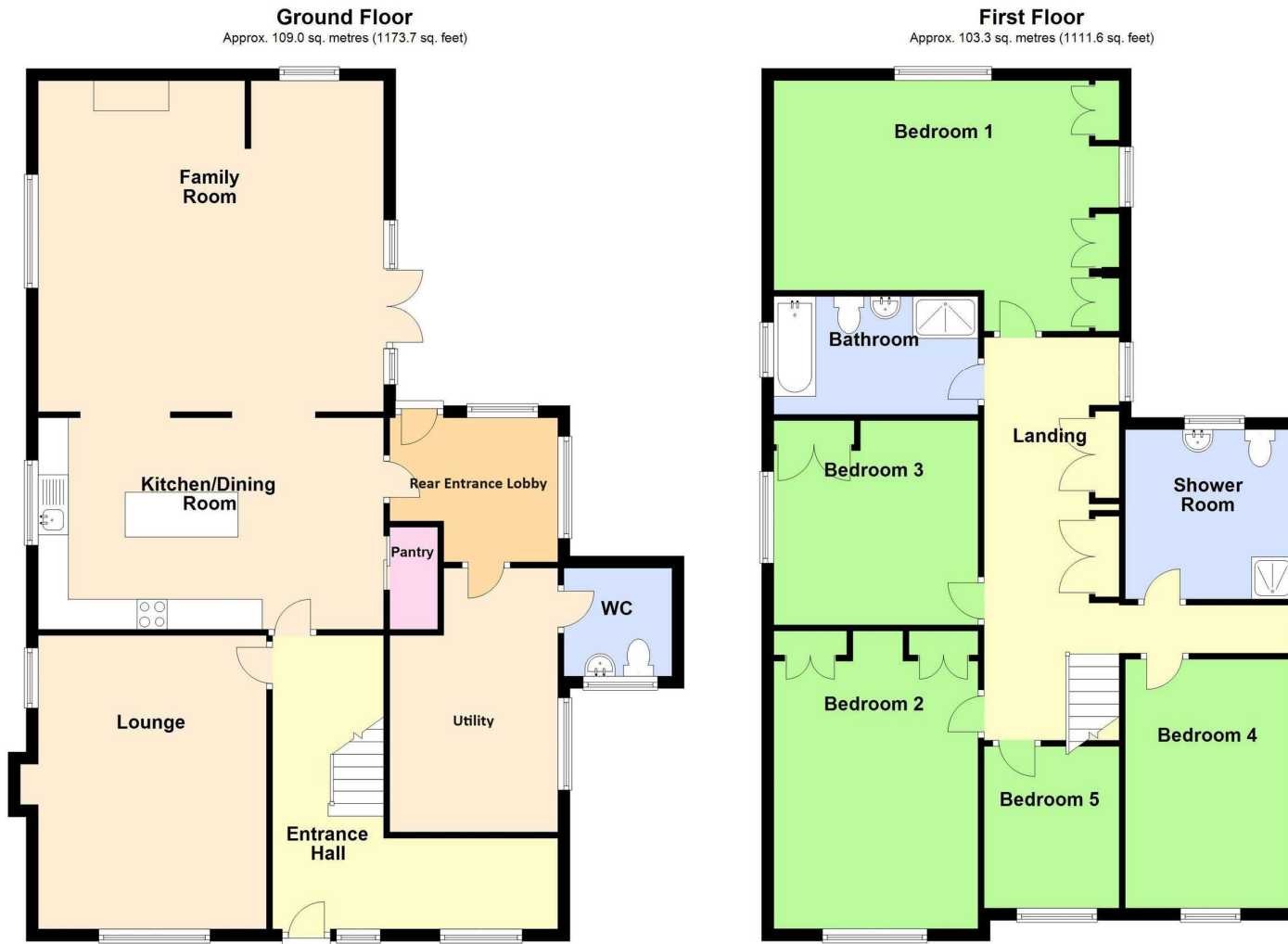
AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Floorplan



Ground Floor
Approx. 109.0 sq. metres (1173.7 sq. feet)

First Floor
Approx. 103.3 sq. metres (1111.6 sq. feet)

Total area: approx. 212.3 sq. metres (2285.3 sq. feet)



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