



2 Mill Hill Lane, Swineshead, Boston, PE20 3NH



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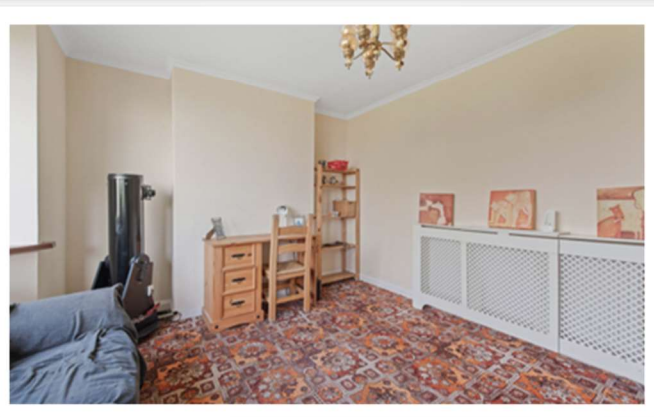
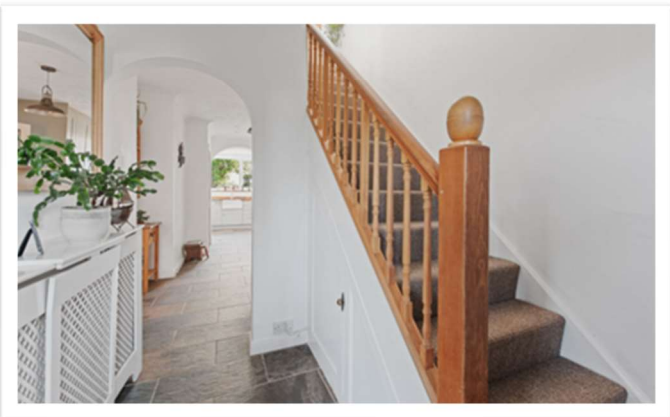
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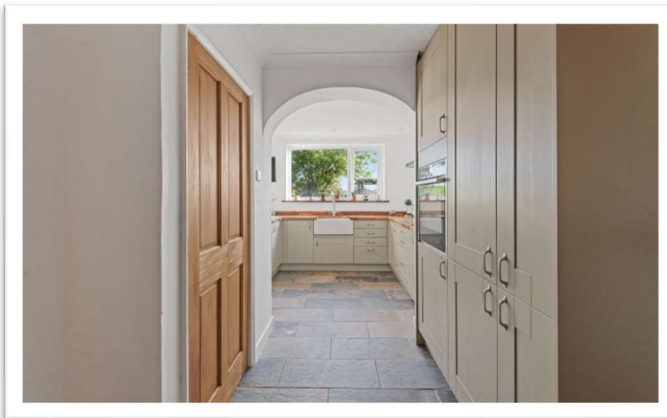
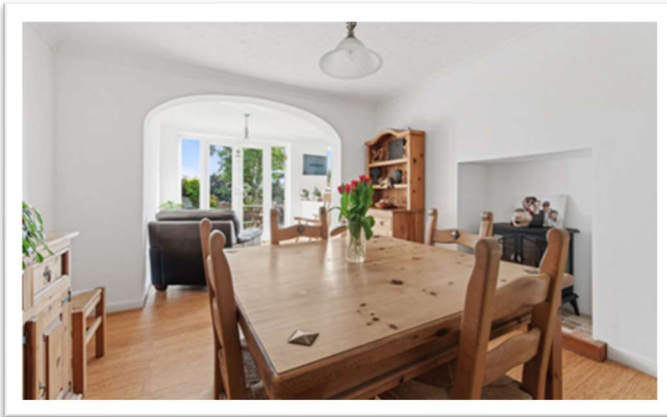
£269,950



Key Features

- Semi-detached house
- Three bedrooms
- Lounge & sitting room
- Dining room & sun room
- Fitted kitchen & utility
- Driveway & garage/workshop
- Enclosed rear garden
- Open views to front, side & rear
- EPC rating D – NO CHAIN





An extended semi-detached house on a good sized plot and in a rural location with open fields to the front, side & rear. Having over 1,900 square feet of accommodation comprising: entrance hall, inner hall, sitting room, lounge with multi-fuel burner, dining room, sun room, fitted kitchen, utility and cloakroom to ground floor. Three bedrooms, bathroom with bath & shower and separate WC to first floor. Outside the property has a front garden, a driveway providing off-road parking, a large garage/workshop and an enclosed rear garden. The property benefits from gas central heating and double glazing. NO CHAIN

ACCOMMODATION

Part glazed uPVC front entrance door through to the:

ENTRANCE HALL

Having radiator, ceramic tiled floor, staircase rising to first floor and understairs storage cupboard. Opening to the:

INNER HALL

Having coved ceiling, continuation of ceramic tiled floor, airing cupboard housing hot water cylinder with shelving, part glazed door to utility and opening to the kitchen.

SITTING ROOM

3.92m x 3.64m (12'11" x 11'11")

(max) Having bay window to front elevation, coved ceiling and radiator.

LOUNGE

4.58m x 4.34m (15'0" x 14'2")

Having window to front elevation, coved ceiling, radiator, solid bamboo flooring, television aerial connection point and multi-fuel burner on tiled hearth.

DINING ROOM

4.04m x 3.48m (13'4" x 11'5")

Having coved ceiling, radiator and solid bamboo flooring. Open archway through to the:

SUN ROOM

2.81m x 2.45m (9'2" x 8'0")

Having french doors with side screens to rear elevation & garden, coved ceiling, solid bamboo flooring and opening to kitchen.

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KITCHEN

4.16m x 2.82m (13'7" x 9'4")

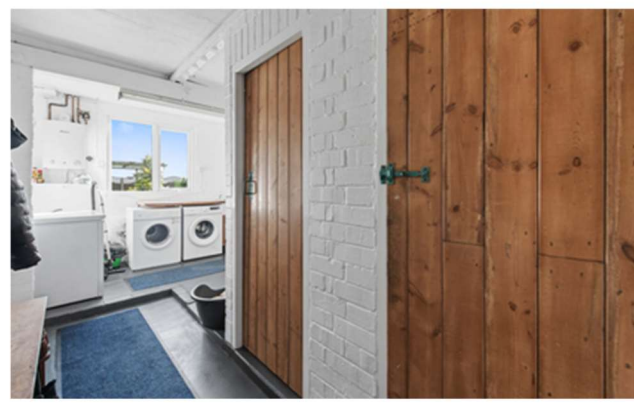
(max) Having window to rear elevation, coved ceiling with inset ceiling spotlights and continuation of ceramic tiled floor. Fitted with a range of base & wall units with walnut work surfaces & upstands comprising: belfast style sink with mixer tap inset to work surface, cupboards & drawers under. Work surface return with inset NEFF electric induction hob, cupboards & drawers under, stainless steel NEFF cooker hood over. Tall unit to side housing integrated NEFF electric oven with cupboards under & over and further tall unit to side. Further work surface return overlooking the sun room with cupboards under.

UTILITY

Having window to rear elevation, radiator, door to garage, pantry off, wall mounted gas fired boiler providing for both domestic hot water & heating, work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine under.

CLOAKROOM

Having tiled walls and low level WC.



FIRST FLOOR LANDING

Having window to side elevation, covered ceiling, smoke alarm and access to roof space.

BEDROOM ONE

3.23m x 2.64m (10'7" x 8'8")

(wardrobes in addition) Having window to front elevation, radiator and fitted wardrobes to two walls with sliding mirror doors.

BEDROOM TWO

3.47m x 3.24m (11'5" x 10'7")

Having window to rear elevation, covered ceiling and radiator.

BEDROOM THREE

2.90m x 2.72m (9'6" x 8'11")

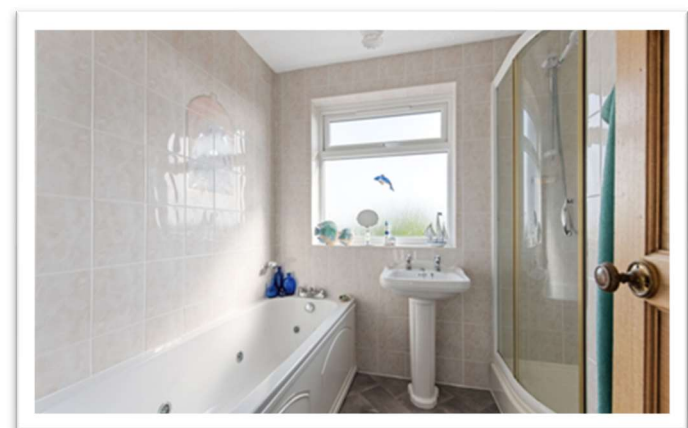
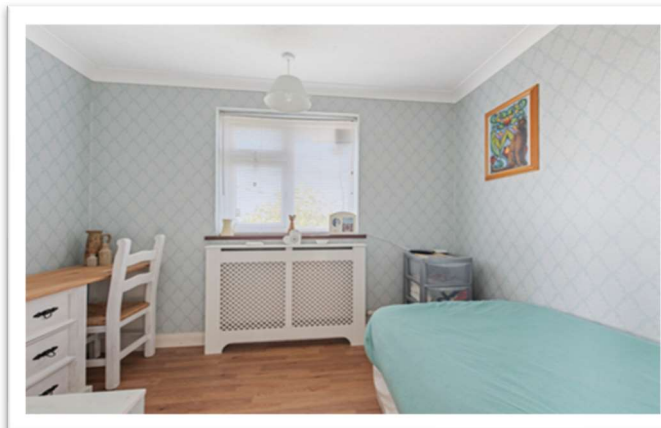
(max) Having window to front elevation, covered ceiling, radiator and solid bamboo flooring.

BATHROOM

Having window to rear elevation, heated towel rail, tiled walls, vinyl flooring and extractor. Fitted with a suite comprising: Jacuzzi bath, shower enclosure with electric shower fitting and pedestal hand basin.

CLOAKROOM

Having window to side elevation, radiator and WC with concealed cistern.



EXTERIOR

To the front of the property there is a lawn with borders and a concrete & gravelled driveway which provides off-road parking and leads to the:

GARAGE/WORKSHOP

10.25m x 4.62m (33'7" x 15'2")

(max) Having electric roller door, three windows to side, further window & part glazed door to rear, light and power.

REAR GARDEN

Being enclosed with side access. Having a concrete patio & footpaths, two shaped lawns, outside tap, pond with pergola over and brick built shed/store.

THE PLOT

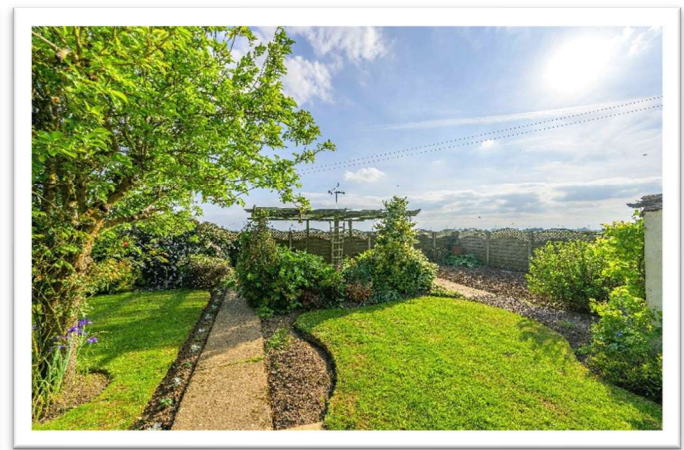
The property occupies a plot of approximately 0.15 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

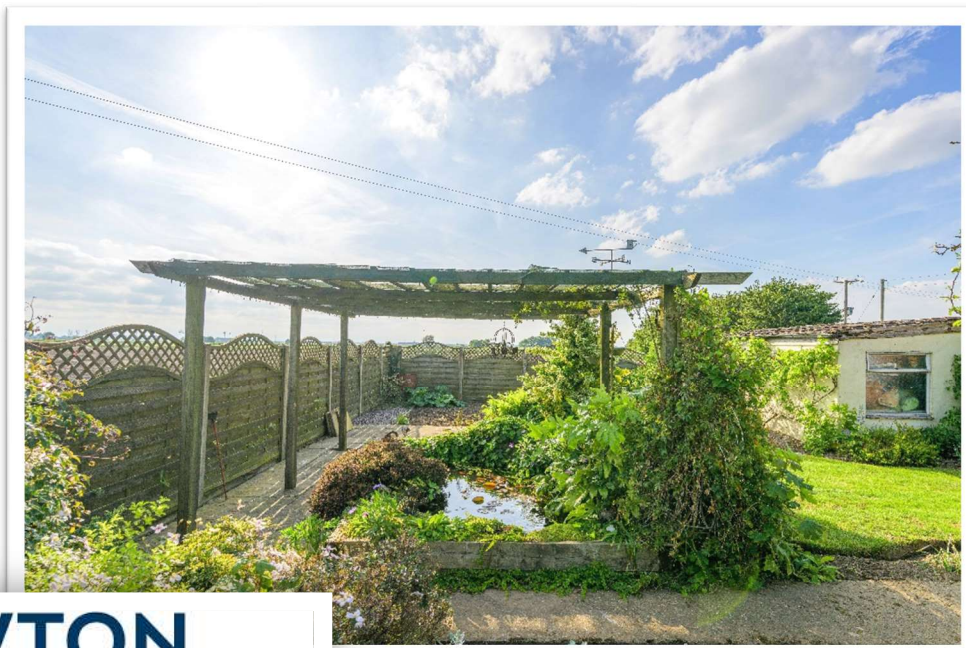
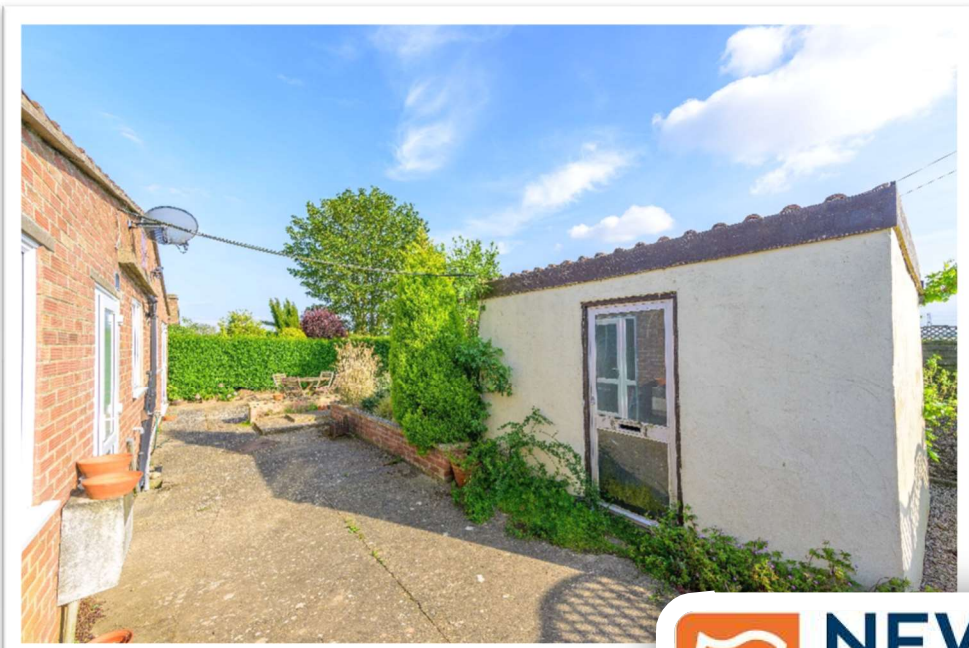
SERVICES

The property has mains gas, electricity and water connected. Drainage is to a shared septic tank. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





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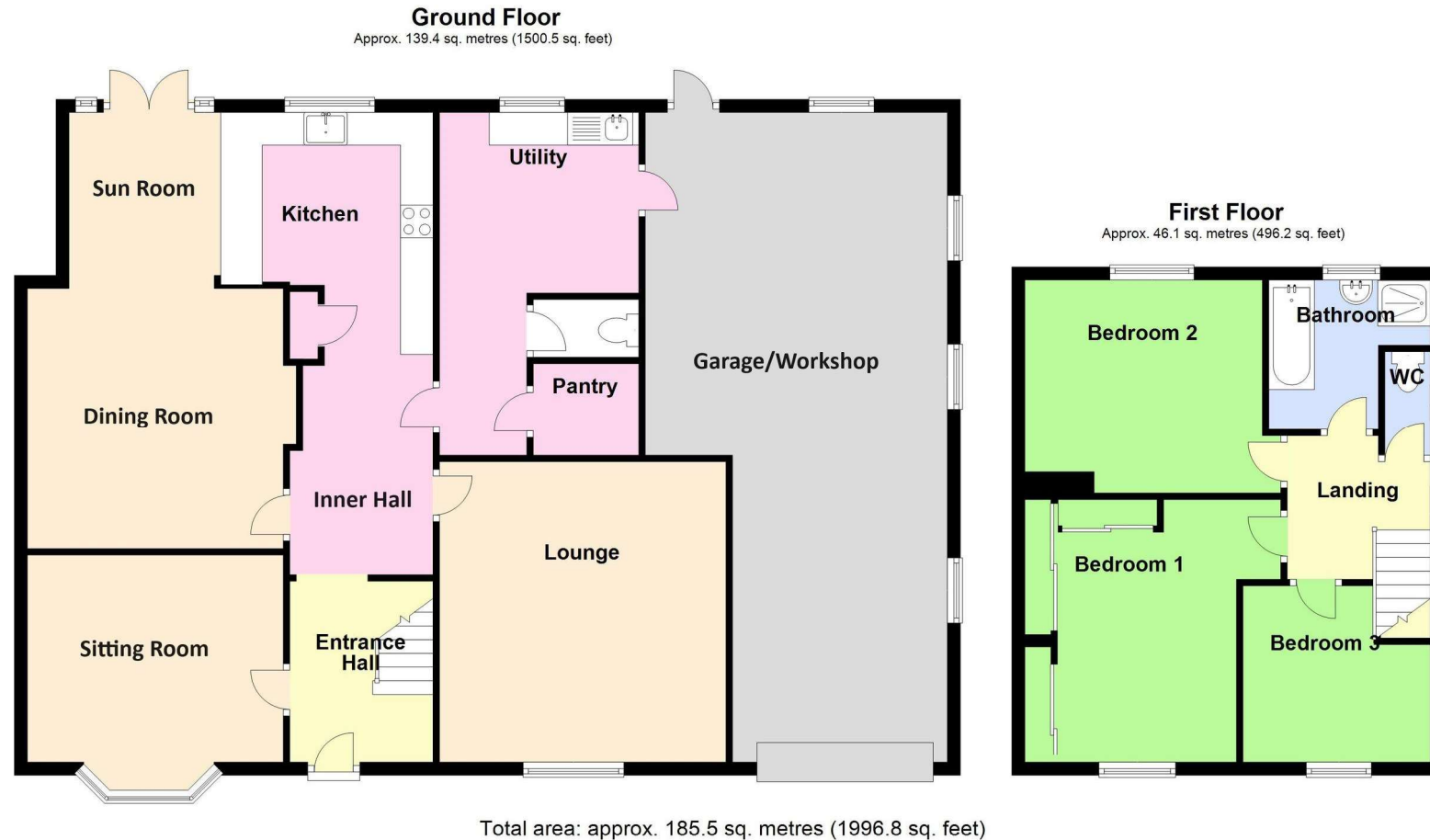


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Floorplan



Newton Fallowell Boston (Sales)

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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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