



43 Abbey Road, Swineshead, Boston, PE20 3EN



5



3



2

Freehold

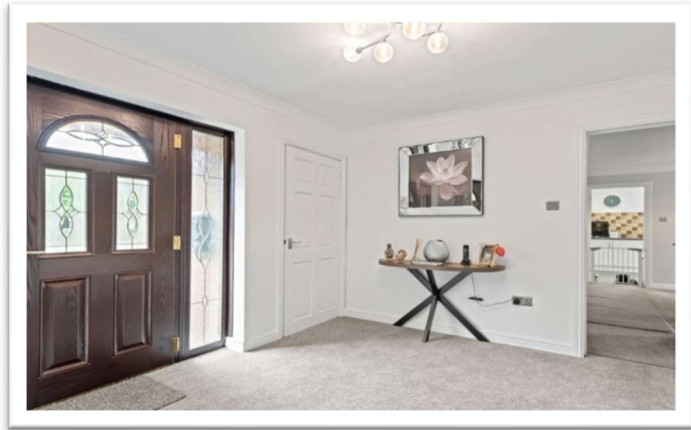
£500,000



Key Features

- Detached bungalow
- Five double bedrooms
- Lounge, dining room & conservatory
- Kitchen & utility
- En-suite, bathroom & shower room
- Driveway, double garage & gardens
- Plot approx. half an acre (STS)
- EPC rating C





A stunning, individually designed detached bungalow set in the popular village of Swineshead and on a plot of approximately half an acre, subject to survey. Having over 2,000 square feet of well presented accommodation comprising: entrance hall, dining room, lounge, conservatory, extensively fitted kitchen, utility, master bedroom with en-suite bathroom, four further double bedrooms, family bathroom and shower room. Outside the property has ample off-road parking, a detached double garage and a beautifully landscaped rear garden. The property benefits from gas central heating and triple glazing.

ACCOMMODATION

Part glazed uPVC front entrance door with side screens through to the:

ENTRANCE HALL

Having coved ceiling, two radiators, telephone connection point, access to part boarded roof space with pull-down ladder, built-in cloaks cupboard, built-in double cupboard and further built-in cupboard.

DINING ROOM

4.57m x 3.28m (15'0" x 10'10")

Having coved ceiling, radiator, french doors with side screens to the conservatory and open to the:

LOUNGE

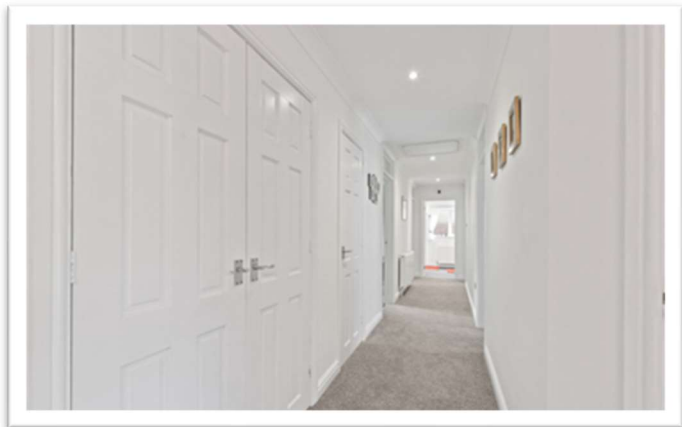
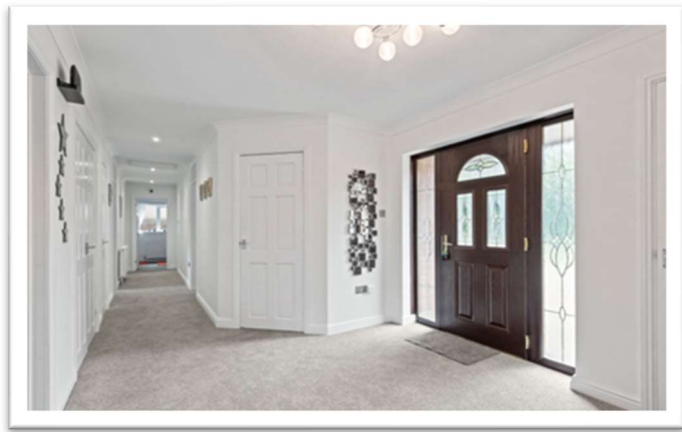
6.05m x 4.55m (19'10" x 14'11")

Having windows to front & side elevations, coved ceiling, two radiators, television aerial connection points and fireplace with marble back, limestone hearth & surround and inset remote controlled living flames style gas fire.

CONSERVATORY

3.86m x 3.02m (12'8" x 9'11")

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof. Having french doors to the garden, electric heater and tiled floor.





 **NEWTON
FALLOWELL**





KITCHEN

7.59m x 3.02m (24'11" x 9'11")

Having windows & part glazed uPVC door to side elevation, french doors to rear elevation, coved ceiling with inset LED ceiling spotlights & ceiling fan, radiator and Karndean flooring with electric underfloor heating. Fitted with an extensive range of base & wall units with under-cupboard lighting, work surfaces & tiled splashbacks comprising: double bowl stainless steel sink with drainer, mixer tap inset to work surface, cupboards, drawers and integrated dishwasher under. Further work surface with cupboards & drawers under, cupboards over. Further work surface with inset five burner gas hob, cupboards & drawers under, cupboards, two integrated microwave ovens & cooker hood over. Work surface return with cupboard under, cupboard over, tall unit to side housing integrated electric double oven with cupboards under & over. The kitchen also has a kickboard fan heater and an integrated fridge & freezer.

UTILITY

Having window to front elevation, coved ceiling, radiator, Karndean flooring and gas fired combination boiler providing for both domestic hot water & heating. Work surface with inset composite sink & drainer with mixer tap, cupboards, space & plumbing for automatic washing machine under. Work surface return with cupboards under, cupboards over, space for upright fridge/freezer to one side. Further work surface return with cupboard & appliance space under and cupboards over.



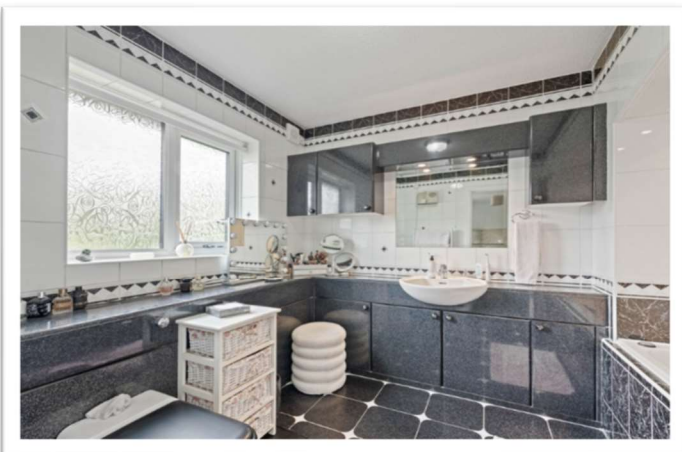
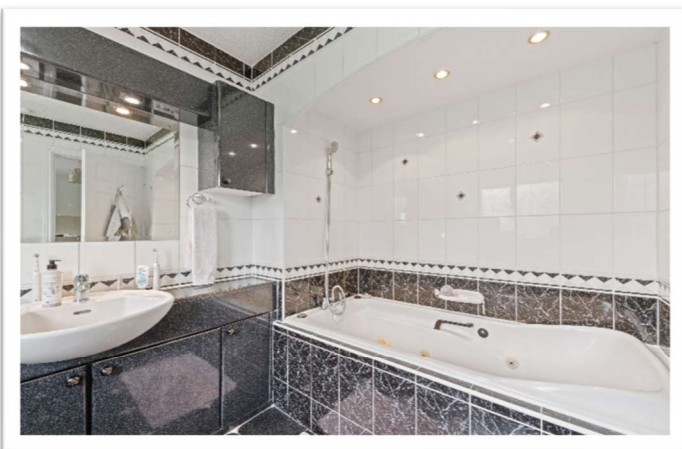
MASTER BEDROOM

3.66m x 3.61m (12'0" x 11'10")

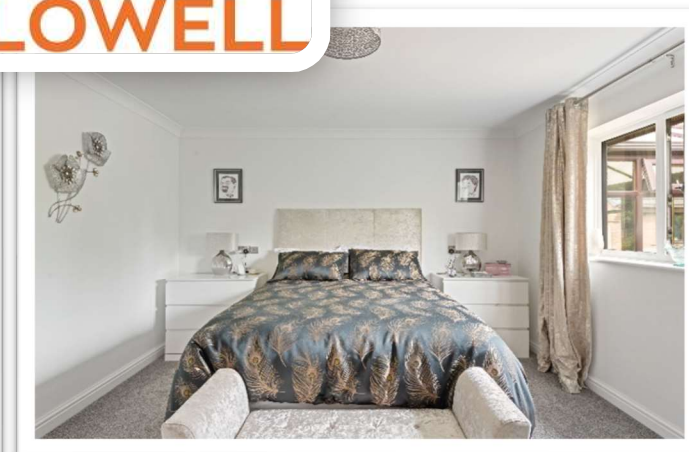
(wardrobes in addition) Having window to rear elevation, coved ceiling, radiator and two built-in wardrobes.

EN-SUITE BATHROOM

Having window to rear elevation, heated towel rail, tiled walls, tiled floor and extractor. Fitted with a suite comprising: panelled spa bath, hand basin inset to vanity unit with cupboards under, cupboards over and WC with concealed cistern.



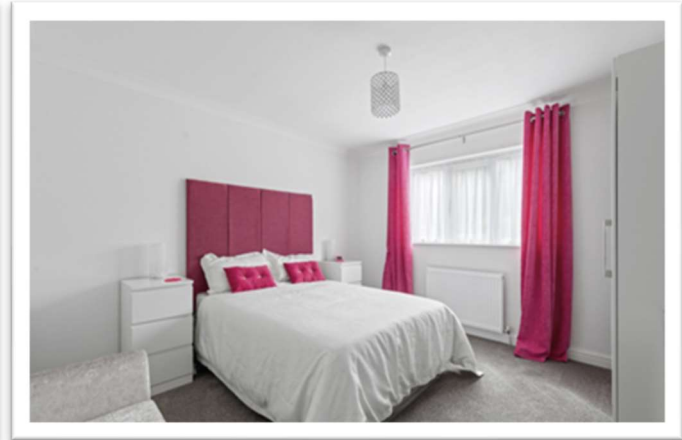
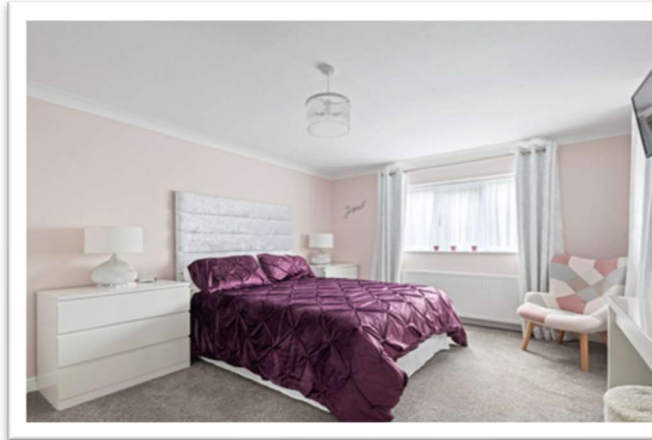
 **NEWTON
FALLOWELL**



BEDROOM TWO

4.52m x 3.61m (14'10" x 11'10")

Having windows to front & side elevations, coved ceiling, radiator and television aerial & satellite TV connection point.



BEDROOM THREE

3.63m x 3.63m (11'11" x 11'11")

(door recess in addition) Having window to front elevation, coved ceiling and radiator.

BEDROOM FOUR

3.63m x 3.63m (11'11" x 11'11")

Having window to rear elevation, coved ceiling and radiator.



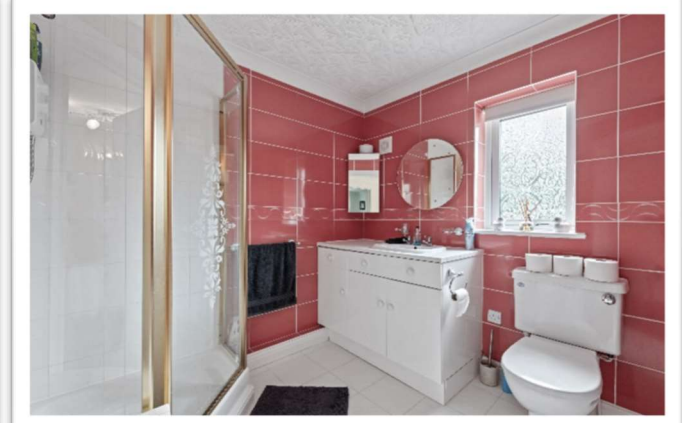
BEDROOM FIVE

3.61m x 2.72m (11'10" x 8'11")

(door recess in addition) Having window to rear elevation, coved ceiling and radiator.

FAMILY BATHROOM

Having window to side elevation, radiator and extractor. Fitted with a suite comprising: panelled bath, shower enclosure with mixer shower fitting, close coupled WC and wall hung hand basin with drawers under and cupboard over with mirror door.



SHOWER ROOM

Having sealed unit triple glazed uPVC window to front elevation, coved & textured ceiling, heated towel rail, tiled walls, Amtico flooring and extractor. Fitted with a suite comprising: corner shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards under and illuminated mirror with shaver point over.



EXTERIOR

To the front of the property there is a shaped lawn and a large block paved area which provides ample off-road parking. Electric wrought iron gates give access to a block paved driveway which leads to the:

DOUBLE GARAGE

6.35m x 6.02m (20'10" x 19'10")

(max) Having electric up-and-over door, window & door to side, light and power.

GARDENS

The gardens are a particular feature of the property and are mature & landscaped to create various areas of interest. The gardens comprise of a well manicured shaped lawn with well stocked beds & borders. There is a block paved patio enclosed by a low brick wall, a paved patio area, seating areas and a good sized vegetable plot to the rear of the garage with a greenhouse & garden shed.

THE PLOT

The property occupies a plot of approximately half an 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, water and drainage connected. Heating is via a gas fired boiler served by radiators and the property is triple glazed. The current council tax is band E.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.





 **NEWTON
FALLOWELL**



Floorplan

Ground Floor
Approx. 194.1 sq. metres (2088.9 sq. feet)



Total area: approx. 194.1 sq. metres (2088.9 sq. feet)



Newton Fallowell Boston (Sales)

01205 353100
boston@newtonfallowell.co.uk

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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.