



The Bungalow, Station Road, Swineshead, Boston, PE20 3PB



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Freehold

Offers over £500,000



## Key Features

- Detached bungalow
- Four bedrooms
- Sitting room & lounge/diner
- Breakfast kitchen & utility
- En-suite, shower room & bathroom
- Driveway & double garage/workshop
- Plot approx. 1.14 acres (STS)
- EPC rating C





An individually designed bungalow on the outskirts of the popular well served village of Swineshead with open views to the front & rear. Set on a fantastic plot of approximately 1.14 acres, subject to survey and offering lots of potential for extension or development, subject to planning permission.

Having over 2,100 square feet of well presented accommodation comprising: reception dining/hall, study, 17' sitting room, 23' lounge/diner, 17' breakfast kitchen, large utility room, shower room, further hallway, master bedroom with en-suite bathroom, three further good sized bedrooms and family bathroom.

Outside the property has a sweeping driveway, a double garage/workshop and an extensive lawned garden with an open view to the rear. The bungalow benefits from oil fired central heating and double glazing.

#### ACCOMMODATION

Porch recess with part glazed front entrance door & side screens through to the:

#### RECEPTION/DINING HALL

5.48m x 4.37m (18'0" x 14'4")

(plus inner hallway) Having beamed ceiling with inset ceiling spotlights, two radiators, feature open brick walls and wood flooring.

#### STUDY

1.88m x 1.81m (6'2" x 5'11")

Having window to front elevation, beamed ceiling and radiator.

#### SITTING ROOM

5.47m x 4.58m (17'11" x 15'0")

Having window to front elevation, further windows to both side elevations, beamed ceiling, radiator, wall light points and brick-built fireplace with inset electric fire.

#### LOUNGE/DINER

7.08m x 4.25m (23'2" x 13'11")

Having window & sliding patio doors to side elevation, beamed ceiling, two radiators, serving hatch to kitchen, wall light points and brick-built fireplace with inset multi-fuel burner.



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### BREAKFAST KITCHEN

5.47m x 3.63m (17'11" x 11'11")

Having window to rear elevation, beamed ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards, drawer & space for dishwasher under. Tall unit to side housing integrated electric double oven with cupboard under & cupboard over. Further work surface return with inset electric induction hob, cupboard under, cooker hood over. Further work surface return with cupboards under, cupboards over and space for upright fridge/freezer to side. Further work surface forming breakfast bar with cupboards under & glazed display unit over. Further work surface with cupboards & drawer under, cupboards & open-ended shelving over.

### UTILITY

5.31m x 3.23m (17'5" x 10'7")

(max) Having window to rear elevation, part glazed door to side elevation, beamed ceiling with inset ceiling spotlights, tiled floor, three built-in cupboards, work surface with inset sink & drainer, cupboards, space & plumbing for automatic washing machine & tumble dryer under.

### SHOWER ROOM

Having window to rear elevation, beamed ceiling, radiator, tiled floor, fully tiled shower enclosure with electric shower fitting, close coupled WC and hand basin.





### MASTER BEDROOM

5.77m x 5.46m (18'11" x 17'11")

(max) Having windows to front & side elevations, beamed ceiling and two radiators.

### EN-SUITE

Having window to side elevation, radiator, tiled floor, extractor and part tiled walls. Fitted with a suite comprising: shower enclosure with electric shower fitting & mermaid board splashback, WC with concealed cistern and pedestal hand basin.



#### BEDROOM TWO

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

Having window to rear elevation, beamed ceiling and radiator.

#### BEDROOM THREE

3.63m x 3.02m (11'11" x 9'11")

Having window to rear elevation, beamed ceiling and radiator.

#### BEDROOM FOUR

3.04m x 2.92m (10'0" x 9'7")

Having window to front elevation, beamed ceiling and radiator.

#### BATHROOM

2.69m x 2.49m (8'10" x 8'2")

Having window to side elevation, beamed ceiling with inset ceiling spotlights, radiator, tiled floor, part tiled walls, shaver point and extractor. Fitted with a suite comprising: corner panelled bath, shower enclosure with electric shower fitting & mermaid board splashback, close coupled WC and pedestal hand basin.





### EXTERIOR

The property is approached by a large gravelled driveway which provides ample off-road parking and there is a raised gravelled bed and borders. The driveway extends down the side of the property to the:

### DOUBLE GARAGE/WORKSHOP

6m x 5.95m (19'8" x 19'6")

Of brick & tile construction with two up-and-over doors, windows to side & rear, side service door, light and power. To the rear of the garage there is a patio area.

### GARDENS

To the side & rear of the property there is an extensive lawned garden with inset specimen trees and garden shed. There is also an oil storage tank (new 2023) to the side of the property.

### THE PLOT

The property occupies a plot of approximately 1.14 acres, 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 electricity and water connected. Drainage is to a septic tank. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band C.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.







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## Floorplan



Total area: approx. 204.1 sq. metres (2197.0 sq. feet)



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### AGENT'S NOTES

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