

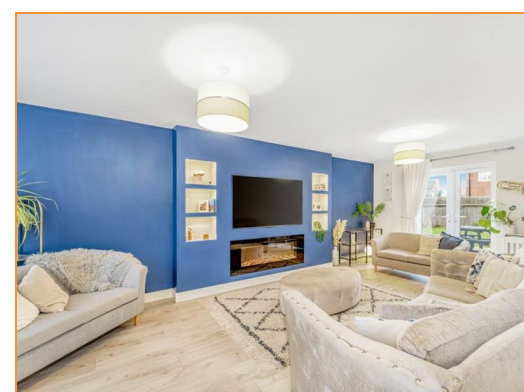
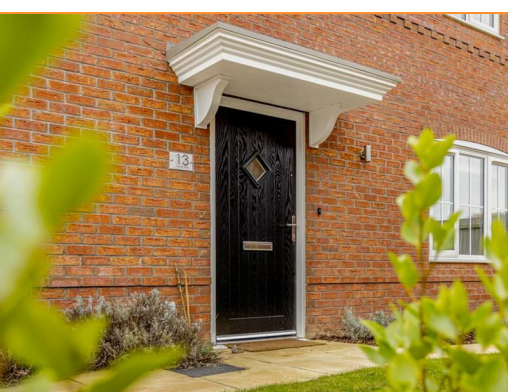


## **13 Meres Way, Swineshead, Boston, PE20 3FG**

**Offers In Excess Of £350,000**

Immaculately presented four bedroom detached house situated in a modern development in the popular and sought after village of Swineshead. With access to amenities and ideally located for easy access to Lincoln and Peterborough.

Tucked away in a cul-de-sac location accessed via a block paved roadway with driveway to the side of the property with parking for two vehicles in front of the double garage.





# 13 Meres Way, Swineshead, Boston, PE20 3FG

## Accommodation

Immaculately presented four bedroom detached house tucked away in a cul-de-sac location accessed via a block paved roadway with driveway to the side of the property with parking for two vehicles in front of the double garage.

Viewing is highly recommend to fully appreciate the quality of finish to this property.

## Entrance Hall

16'0" x 8'2" (4.9m x 2.5m)

Main entrance leading to spacious open hallway which benefits from having understairs storage cupboard and WC. With quickstep composite laminate to floor.

## WC

With half tiled walls, hand basin with vanity unit and WC. Quickstep composite laminate to floor.

## Lounge

22'3" x 11'5" (6.8m x 3.5m)

With feature media wall housing integrated electric fire and built in storage. French doors leading to rear garden, TV and telephone points. Quickstep composite laminate to floor.

## Dining Room/ Study

11'9" x 9'10" (3.6m x 3.0m)

Situated to the front of the property this room lends itself to a variety of uses with Quickstep composite laminate to floor.

## Open Plan Kitchen / Diner

21'7" x 14'5" (6.6m x 4.4m)

With feature island comprising breakfast bar and housing electric hob with extractor over. Range of modern wall and base units incorporating integrated dishwasher and fridge-freezer, composite sink with mixer tap over and plenty of worktop space. Integrated electric double ovens, additional feature of under cupboard lighting. Additional area with space for dining table, with views via French doors leading to rear garden, Quickstep composite laminate to floor.

## Utility

A fantastic additional space incorporating hand basin, plumbing for washing machine and space for additional appliance. Door leading to rear garden, Quickstep composite laminate to floor.

## Landing

Large open space with carpet to floor.

## Bathroom

With modern white 4 suite comprising shower cubicle with tiled splash back, bath with mixer shower over and tiled splash back, Hand basin and WC. Heated towel rail, Quickstep composite laminate to floor.

## Bedroom 1

17'8" x 14'9" (5.4m x 4.5m)

Large double bedroom with dual aspect overlooking the rear garden and en-suite. Quickstep composite laminate to floor.

## En-suite

With modern white 3 piece suite comprising double shower cubicle with twin shower head mains fed shower and tiled splash back. Hand basin with tiled splash back and WC. Heated towel rail, Quickstep composite laminate to floor.

## Bedroom 2

11'9" x 11'1" (3.6m x 3.4m)

Double to front aspect with en-suite, Quickstep composite laminate to floor.

## En-suite

With white 3 piece suite comprising large double shower cubicle with mains fed shower and tiled splash back, hand basin and WC. Heated towel rail, Quickstep composite laminate to floor.

## Bedroom 3

12'1" x 10'2" (3.7m x 3.1m)

Double to front with wardrobes spanning the full length of the room, additional storage cupboard. Carpet to floor.

## Bedroom 4

11'9" x 10'9" (3.6m x 3.3m)

Double to rear overlooking the garden, carpet to floor.

## Additional Information

Gas central heating and double glazing throughout.

## External

Small front garden mainly lawned with path leading to front door and shrubs to border. Gate leading to rear garden.

Fully enclosed spacious rear garden mainly lawned with two patio areas to border.

Double garage: 5.7m x 5.6m (18'8" x 18'4")

Situated to side of property with power and lighting, side door leading to rear garden.

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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