19 Abbey Road
Swineshead, Boston, PE20 3EN

£275,000

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This beautifully updated four-bedroom detached home in the heart of Swineshead is ready to move straight into, with NO CHAIN. Thoughtfully renovated, it's ideal for families looking for both space and comfort.

Inside, a handy porch leads into a warm and inviting lounge with a bay window, patio doors, and a cosy log burner. The open-plan kitchen diner is perfect for everyday living and entertaining, with plenty of storage, integrated appliances, and a separate utility room with a WC.

Upstairs, you'll find four generously sized bedrooms and a stylish family bathroom with a waterfall shower and floor-to-ceiling tiling.
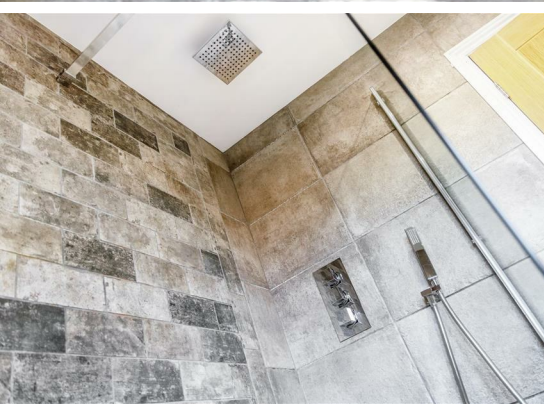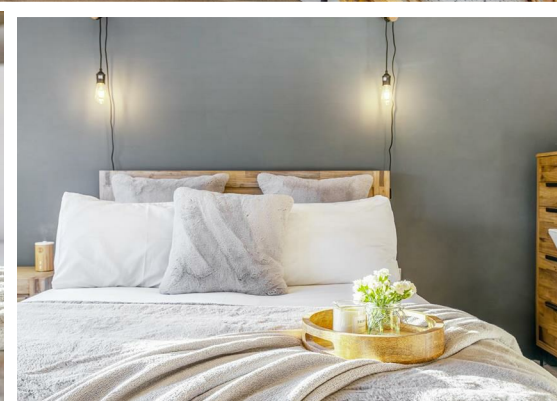
Outside, the low-maintenance garden is great for relaxing or hosting, with a patio, decking area, and hot tub. A block-paved driveway provides parking for at least four cars, along with a garage for extra storage.

Just a short walk from local schools, shops, and transport links—this lovely home is definitely worth a look. Book your viewing today!

Section 21 of the Estate Agents Act 1979 applies in this instance, as one of the sellers is associated/related to Bruce Mather Limited or is an Estate Agent.
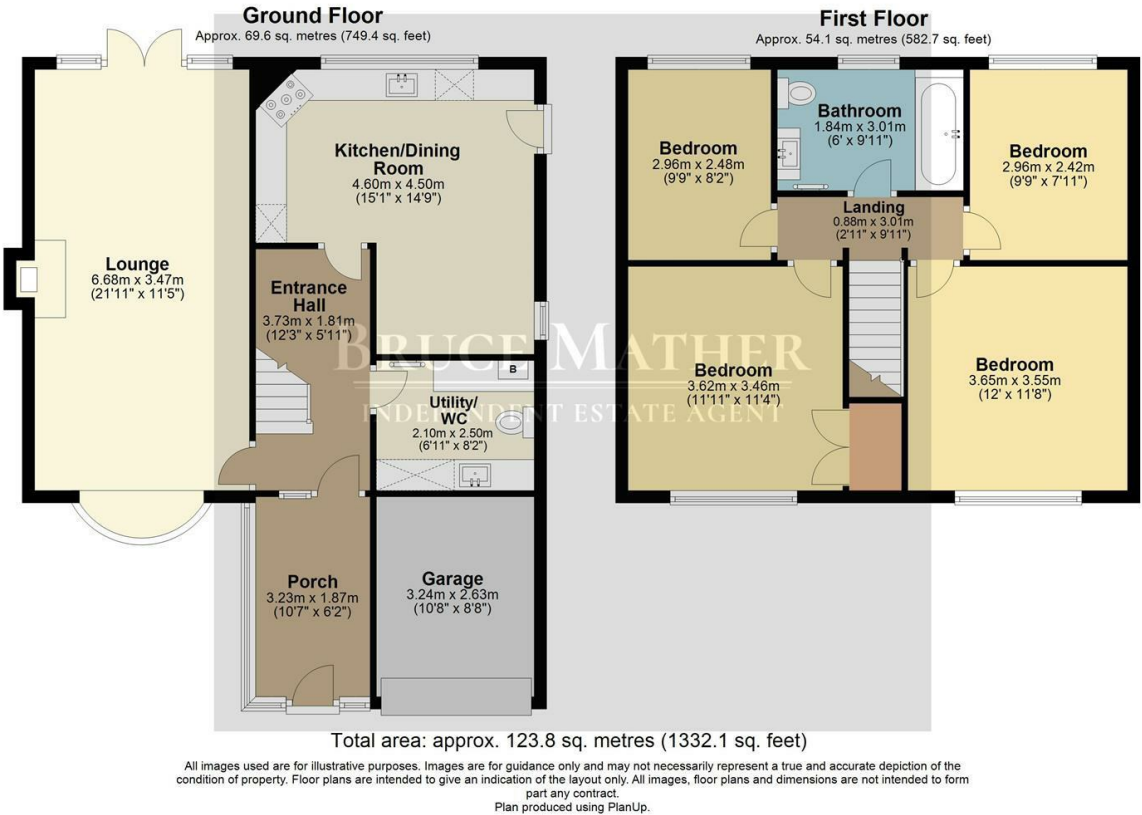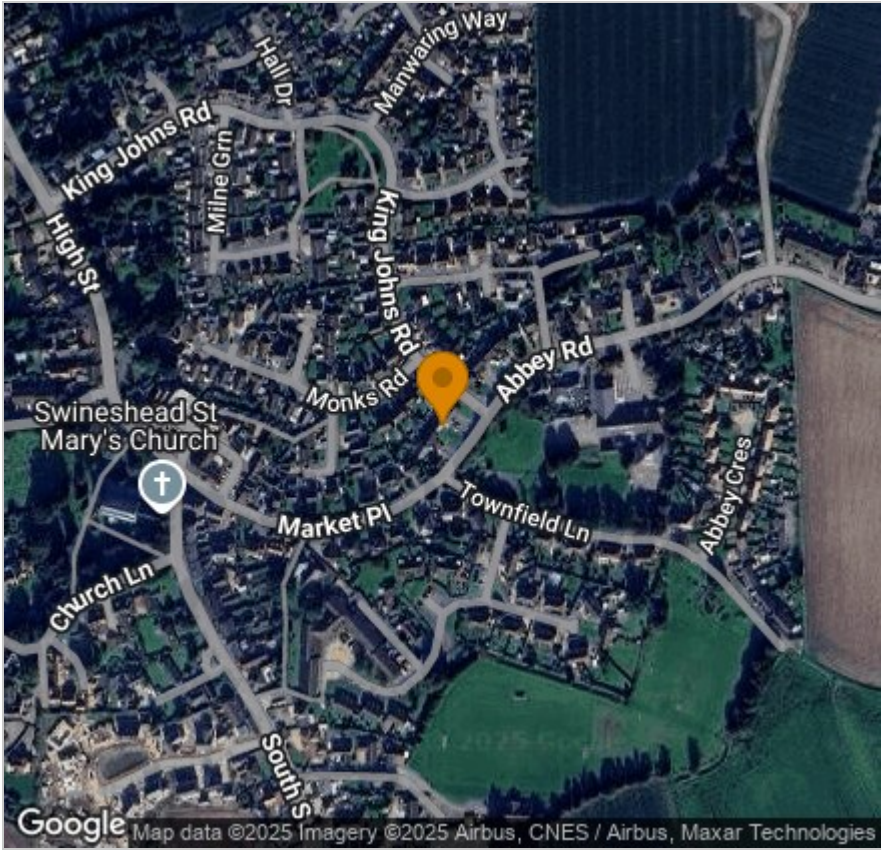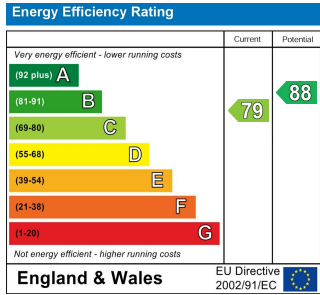
Floor Plan

Ground Floor
Approx. 69.6 sq. metres (749.4 sq. feet)

Kitchen/Dining Room
4.60m x 4.50m
(15'1" x 14'9")

Lounge
6.68m x 3.47m
(21'11" x 11'5")

Entrance Hall
3.73m x 1.81m
(12'3" x 5'11")

Utility/WC
2.10m x 2.50m
(6'11" x 8'2")

Porch
3.23m x 1.87m
(10'7" x 6'2")

Garage
3.24m x 2.63m
(10'8" x 8'8")

First Floor
Approx. 54.1 sq. metres (582.7 sq. feet)

Bedroom
2.96m x 2.48m
(9'9" x 8'2")

Bathroom
1.84m x 3.01m
(6' x 9'11")

Bedroom
2.96m x 2.42m
(9'9" x 7'11")

Landing
0.88m x 3.01m
(2'11" x 9'11")

Bedroom
3.62m x 3.46m
(11'11" x 11'4")

Bedroom
3.65m x 3.55m
(12' x 11'8")

Total area: approx. 123.8 sq. metres (1332.1 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	79	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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Viewing

Please contact our Boston Residential Office on 01205 365032
if you wish to arrange a viewing appointment for this property or require further information.

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