

NEWTON FALLOWELL

29a Villa Walk, Swineshead - PE20 3FE

£260,000

29a Villa Walk

Swineshead, Boston

A well-proportioned detached family home situated in the popular village of Swineshead, offering spacious accommodation throughout. The ground floor comprises an entrance hall, dining room, lounge, breakfast kitchen and utility room with cloakroom, whilst the first floor boasts a master bedroom with en-suite, three further bedrooms and a family bathroom. Outside, the property benefits from a driveway providing off-road parking, a detached garage and an enclosed rear garden. Further benefits include gas central heating and double glazing. Swineshead offers a range of local amenities, including shops, schooling and public houses, together with convenient road links to Boston and surrounding towns.

Council Tax band: C

Tenure: Freehold

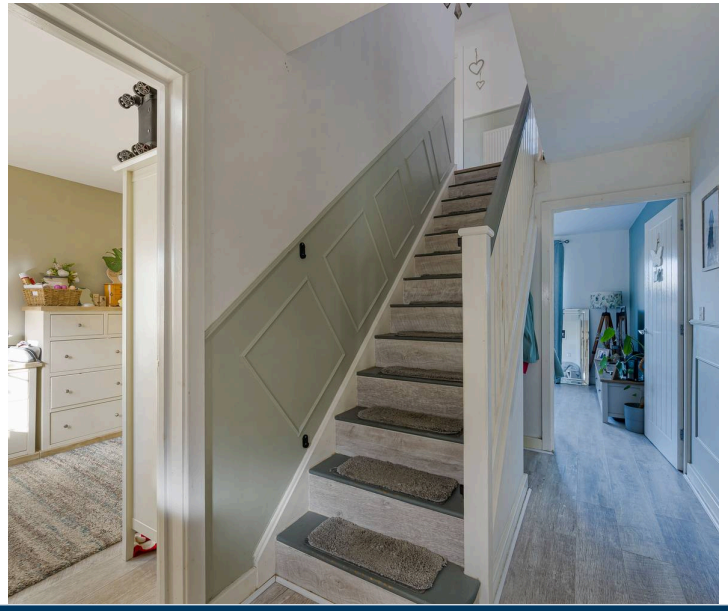
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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ACCOMMODATION
Front entrance door through to the:

ENTRANCE HALL
Having vertical radiator, laminate flooring and staircase rising to first floor.

DINING ROOM
12' 3" x 11' 1" (3.74m x 3.37m)
Having window to front elevation, radiator and laminate flooring.

LOUNGE
15' 7" x 11' 1" (4.74m x 3.39m)
Having french doors with windows to either side to rear elevation, radiator and laminate flooring.

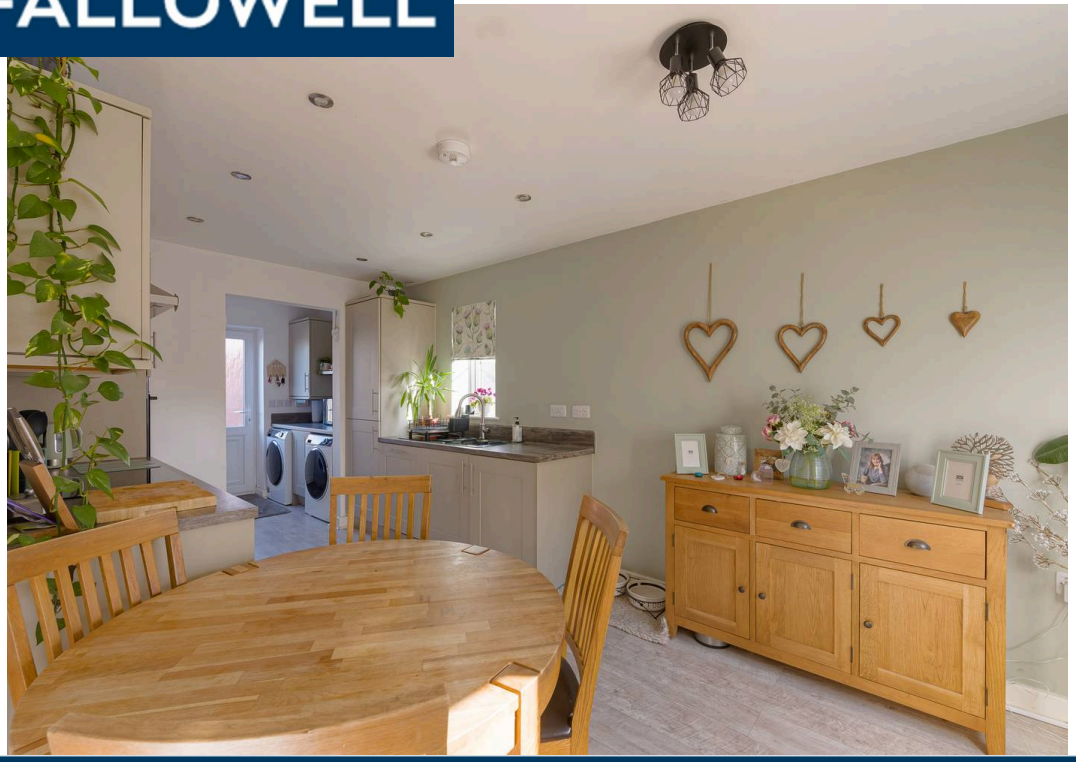
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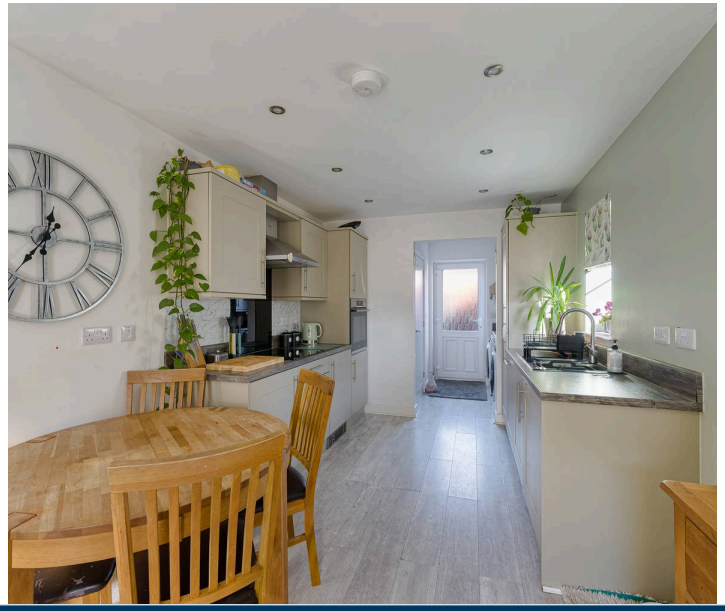


BREAKFAST KITCHEN
16' 5" x 8' 11" (5.01m x 2.72m)
Having windows to front & side elevations, inset ceiling spotlights, radiator and laminate flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & integrated dishwasher under, tall unit to side housing integrated fridge/freezer. Further work surface with inset electric hob, cupboards & drawers under, cupboards & extractor over, tall unit to side housing integrated electric oven with cupboards under & over. Opening to the:

UTILITY
5' 9" x 5' 3" (1.74m x 1.61m)
Having part glazed door to rear elevation, laminate flooring, work surface with cupboard, space & plumbing for automatic washing machine & tumble dryer under, cupboard housing gas fired boiler providing for both domestic hot water & heating over.

CLOAKROOM
Having radiator, laminate flooring, extractor, close coupled WC and hand basin.

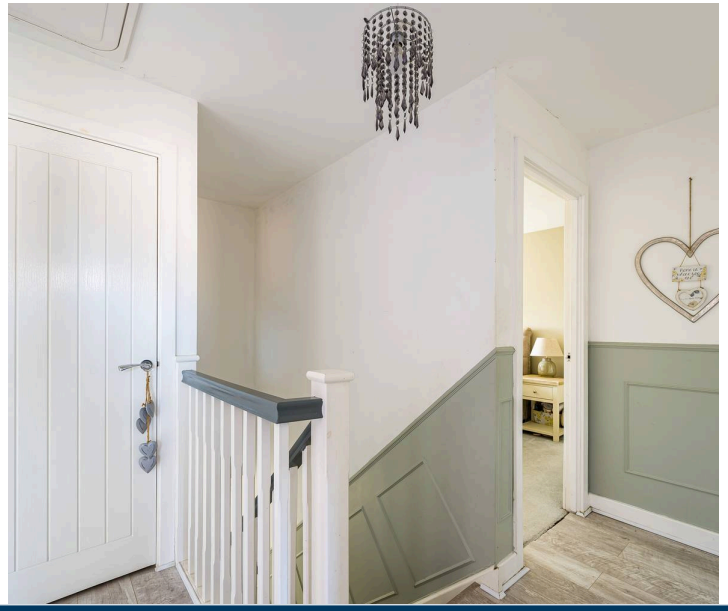


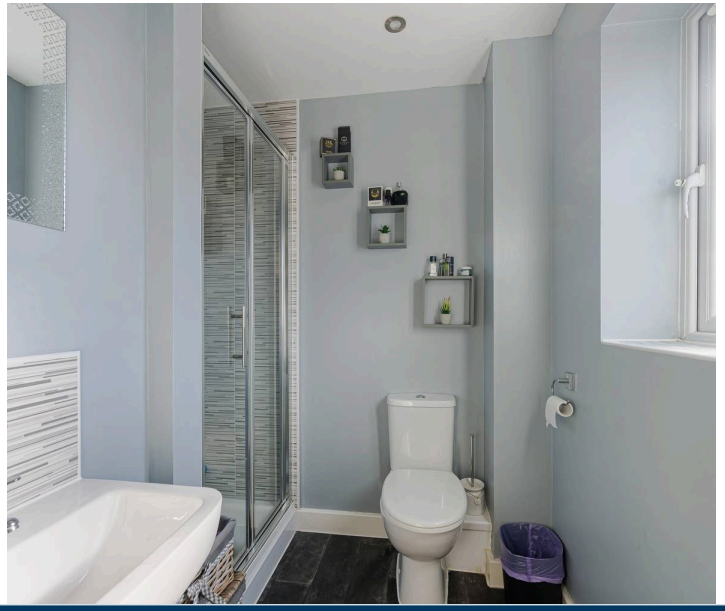




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FIRST FLOOR LANDING
Having radiator, laminate flooring, access to roof space and built-in airing cupboard.

MASTER BEDROOM
15' 0" x 9' 3" (4.58m x 2.81m)
(max) Having window to front elevation and radiator.

EN-SUITE
6' 6" x 6' 5" (1.97m x 1.95m)
Having window to front elevation, inset ceiling spotlights, heated towel rail, vinyl flooring, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin with tiled splashback.

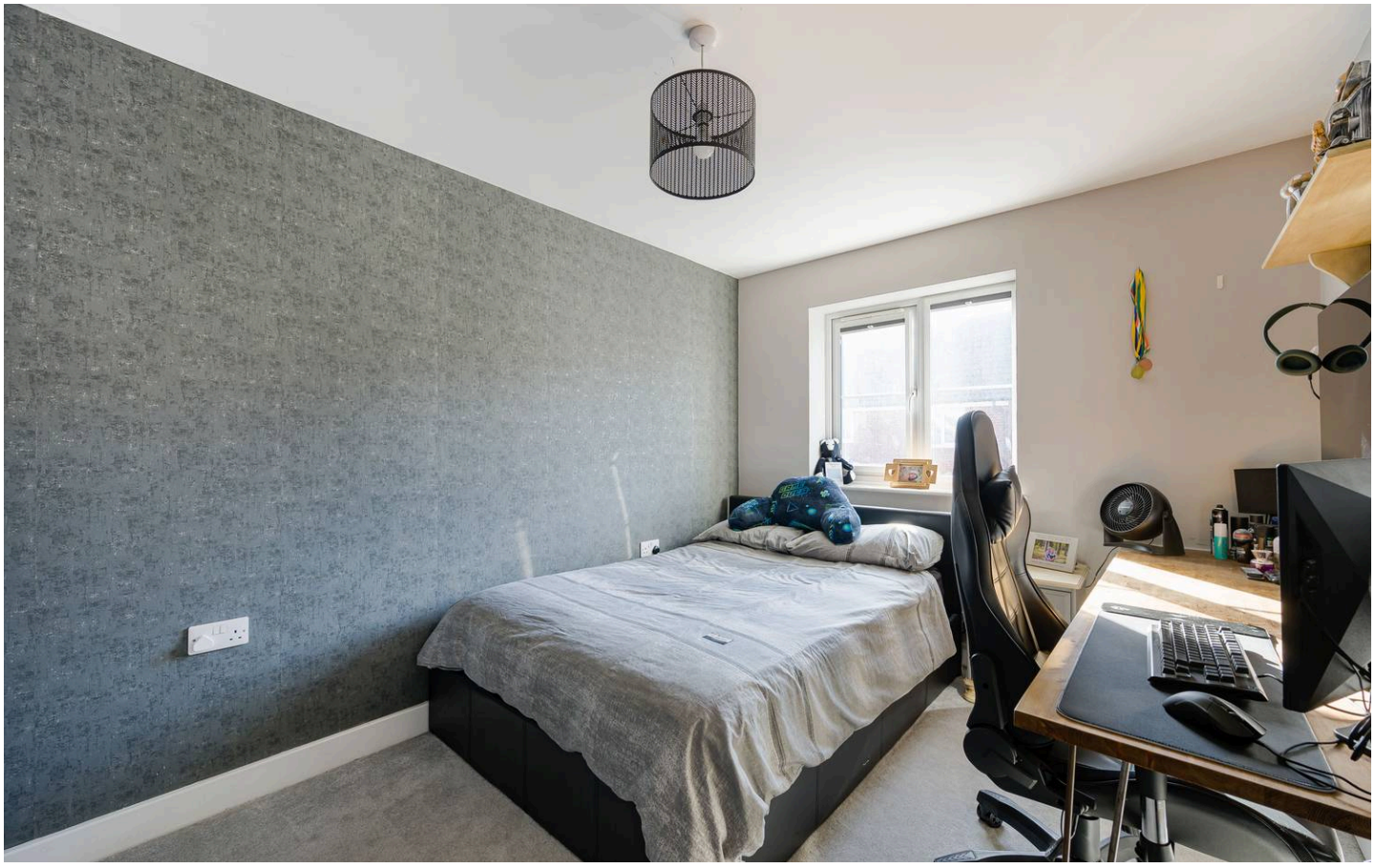
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BEDROOM TWO
12' 9" x 8' 11" (3.89m x 2.71m)
Having window to front elevation and radiator.

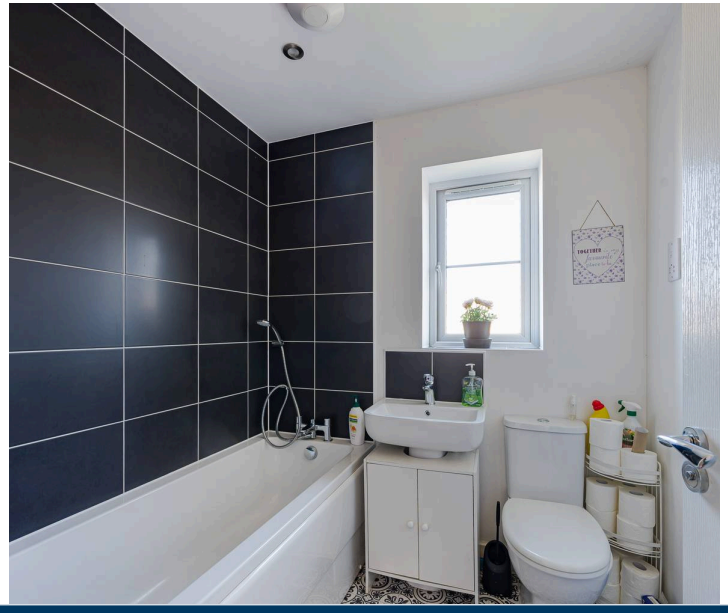
BEDROOM THREE
9' 9" x 8' 11" (2.96m x 2.71m)
Having window to rear elevation, radiator and laminate flooring.

BEDROOM FOUR
9' 3" x 7' 5" (2.81m x 2.26m)
Having window to rear elevation, radiator and laminate flooring.

BATHROOM
6' 4" x 6' 1" (1.94m x 1.86m)
Having window to rear elevation, inset ceiling spotlights, heated towel rail, extractor, tile effect vinyl flooring, panelled bath with mixer tap & hand held shower attachment, close coupled WC and pedestal hand basin.







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EXTERIOR

To the front of the property there is a slate chip garden with a footpath leading to the front entrance door. A block paved driveway provides off-road parking which extends down the side of the property to the:

DETACHED GARAGE

Having up-and-over door, light and power.

REAR GARDEN

Being enclosed and laid to lawn with a paved patio, paved seating area with pergola over and a paved footpath leading to the rear of the garage where there is a garden shed.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band C.

We are advised that there is a management charge paid to Encore of £245 per annum.

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LIFETIME LEGAL

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Total area: approx. 123.8 sq. metres (1332.0 sq. feet)

Newton Fallowell Estate Agents

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