



This beautifully presented home was built by respected local builders Ashwood Homes and is a lovely example of their distinctive 'Welland' design, which features two en-suites. This particular property is also attractively situated off Meres Way, in a small, block-paved and private cul-de-sac of only five properties.

The Welland is a thoughtfully designed two-bedroom home and has a spacious dining kitchen at the rear, with French doors opening directly onto the garden. A useful ground-floor cloakroom, together with the lounge, completes the ground floor accommodation. As mentioned though, it is the first floor that makes the design quite unique, with the master bedroom featuring an en-suite bathroom and the second bedroom (which is also a double bedroom) featuring its own en-suite shower room too.

The owners have continued to maintain and invest in the property since they bought it from new, redecorating throughout and making various improvements including a generous patio area spanning the width of the property, decking and a garden store/studio with uPVC French doors.

Swineshead itself is a highly regarded village situated to the south of Boston, offering convenient access to both the A16 and A17. The village provides an excellent range of amenities including a post office, doctor's surgery, primary school, day nursery, fish and chip shop, farm shop, garden centre, public house, Co-op supermarket, and The Ivy restaurant.

- Beautifully Presented Two Double Bedroom End-of-Terrace
- Built By Ashwood Homes in the Distinctive 'Welland' Design
- Two Double Bedrooms
- Two En-suites (One Bathroom & One Shower Room)
- Spacious Dining Kitchen and Cloakroom/ WC
- Generous Driveway and Enclosed Garden
- Gas-Fired Central Heating
- Tenure: Freehold. Council Tax 'A'. EPC 'B' 83







Entrance - Via canopy porch and a composite door leading into the **Entrance Hall** - Having Staircase to the first floor, concealed radiator and power point, door through to the lounge.

Lounge 5.25m x 2.90m (17'3" x 9'6") – With uPVC window overlooking the front, two radiators, power points and door through to the dining kitchen.

Dining Kitchen 4.10m x 2.45m (13'5" x 8') – The spacious dining kitchen enjoys plenty of natural light with window overlooking the rear garden and French doors off the dining area. Storage comprises a range of contemporary, fitted cupboard and drawer units to both base and eye level, with work-surfaces over, having an inset stainless-steel style one-and-a-half bowl sink/drainers with mixer tap. The kitchen also features a host of integral appliances including a Bosch four ring induction hob with extractor canopy over and Bosch oven below, integral fridge/freezer and slimline dishwasher, together with space and plumbing for a washing machine. A further door from the dining area leads through to:

Cloakroom/ WC – With close-coupled WC and pedestal hand basin with mixer tap. Radiator.

First floor accommodation landing – Has loft access, power points.

The first floor benefits from having two double bedrooms, with each bedroom having its own en-suite:

Bedroom One 4.10m x 2.68m (13'5" x 8'10") – uPVC window overlooking the front, radiator, and over-stairs cupboard housing the gas-fired central heating boiler.

En-suite Bathroom 1.92m x 1.46m (6'4" x 4'9") – With uPVC obscured window to the side, the bathroom comprises a lovely modern suite of panel bath with mixer tap, pedestal hand basin and close-coupled WC. Heated towel rail, shaver point and tiling as appropriate.

Bedroom Two 4.10m x 2.45m (13'5" x 8') - Also a good sized double bedroom with two uPVC windows overlooking the rear garden, radiator and a door to the en-suite shower room.

En-suite Shower Room – The second of the en-suites comprises a tiled corner shower with sliding doors, a low-profile WC and pedestal hand basin with mixer tap. Bathroom mirror, heated towel rail and shaver point.

Outside

The property is approached over a block-paved entrance off Meres Way, leading into a smaller cul-de-sac of only five properties. The outside has been well-appointed with lights at the front and rear plus a cold-water tap and an outside electric socket. The driveway provides parking for at least two vehicles and has gated access to the rear.

The rear garden size compares particularly well to many of the similar properties that we see and combines lawn with an upgraded patio area with plenty of space for relaxing and outside dining. There is also an area of decking and a garden store/studio with uPVC French doors.



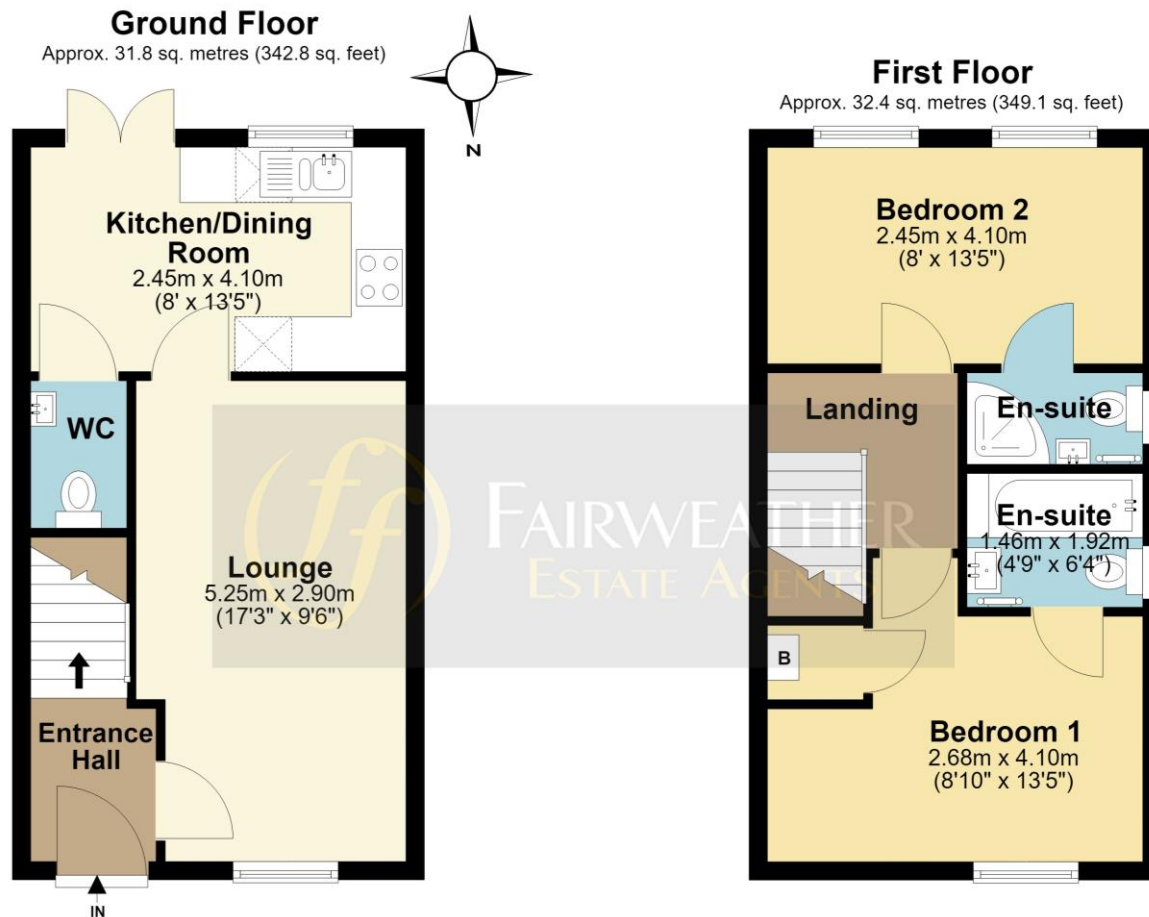




NOTE:

The vendor informs us that there is an applicable yearly service charge, currently £258.98.

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Total area: approx. 64.3 sq. metres (691.9 sq. feet)

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