

NEWTON FALLOWELL

2 The Causeway, South Street, Swineshead - PE20 3UA

Offers in Region of **£250,000**

2 The Causeway South Street

Swineshead, Boston

A well-positioned detached bungalow situated within an exclusive residential development just off South Street in the highly regarded village of Swineshead. The well-planned accommodation comprises an entrance porch and hallway, lounge, kitchen, three bedrooms and a bathroom with separate shower. Outside, the property enjoys a lawned front garden, driveway providing off-road parking, garage and an enclosed rear garden. Further benefits include gas central heating, double glazing and NO CHAIN, making this an appealing opportunity for those looking for a bungalow in a desirable village setting.

Swineshead is a popular and well-connected Lincolnshire village, offering a good range of local amenities including shops, a primary school, doctors' surgery and other everyday facilities. Its convenient location provides easy access to Boston, Sleaford and the surrounding countryside, while excellent road links make it particularly practical for commuters. The village combines a strong community feel with the convenience of being within easy reach of larger market towns.

Council Tax band: C

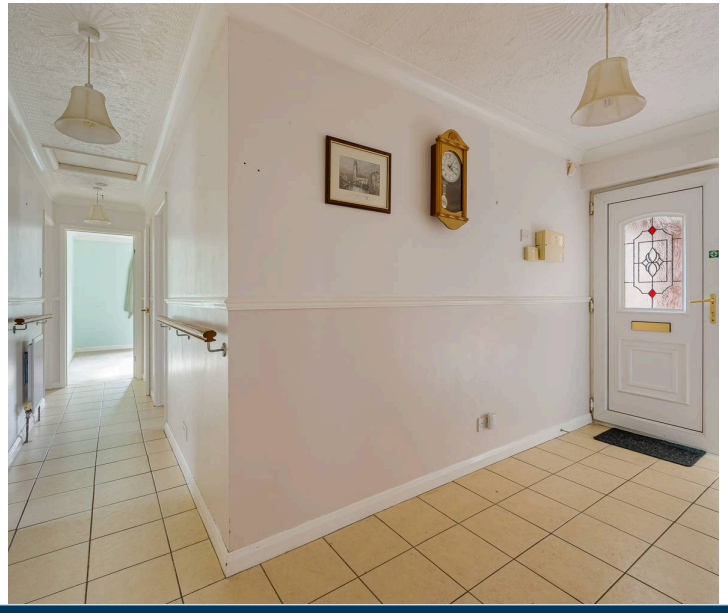
Tenure: Leasehold

EPC Energy Efficiency Rating: D

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ACCOMMODATION
Glazed front entrance door with side screen through to the:

PORCH
Having door to garage and part glazed door with side screen to the:

ENTRANCE HALL
Having coved ceiling, two radiators, tiled floor, access to roof space, storage cupboard and airing cupboard housing hot water cylinder with shelving.

LOUNGE
21' 7" x 13' 1" (6.59m x 4.00m)
Having windows to front & rear elevations, sliding doors to garden, coved ceiling, radiator and electric fire.

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KITCHEN
17' 4" x 9' 11" (5.29m x 3.02m)
Having window to rear elevation, part glazed door to side elevation, coved ceiling, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 ¼ bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, cupboards & drawers under, cupboards, extractor & gas fired boiler providing for both domestic hot water & heating over. Tall unit to side housing integrated electric oven, cupboard under, cupboard over, space for upright fridge/freezer to side. Further work surface with cupboard & wine rack under, cupboard over. Work surface return with cupboards & integrated dishwasher under, breakfast bar to side.







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BEDROOM ONE
13' 1" x 11' 3" (3.99m x 3.43m)
Having window to front elevation, coved ceiling, radiator and built-in double wardrobe.

BEDROOM TWO
14' 8" x 9' 11" (4.47m x 3.02m)
Having window to front elevation, coved ceiling and radiator.

BEDROOM THREE
9' 5" x 9' 1" (2.87m x 2.76m)
Having window to side elevation, coved ceiling, radiator and built-in double wardrobe.

BATHROOM
12' 4" x 9' 11" (3.75m x 3.01m)
Having window to side elevation, coved ceiling, radiator, tiled floor, half tiled walls and extractor. Fitted with a suite comprising: shower enclosure with electric shower fitting, panelled bath, close coupled WC and pedestal hand basin.

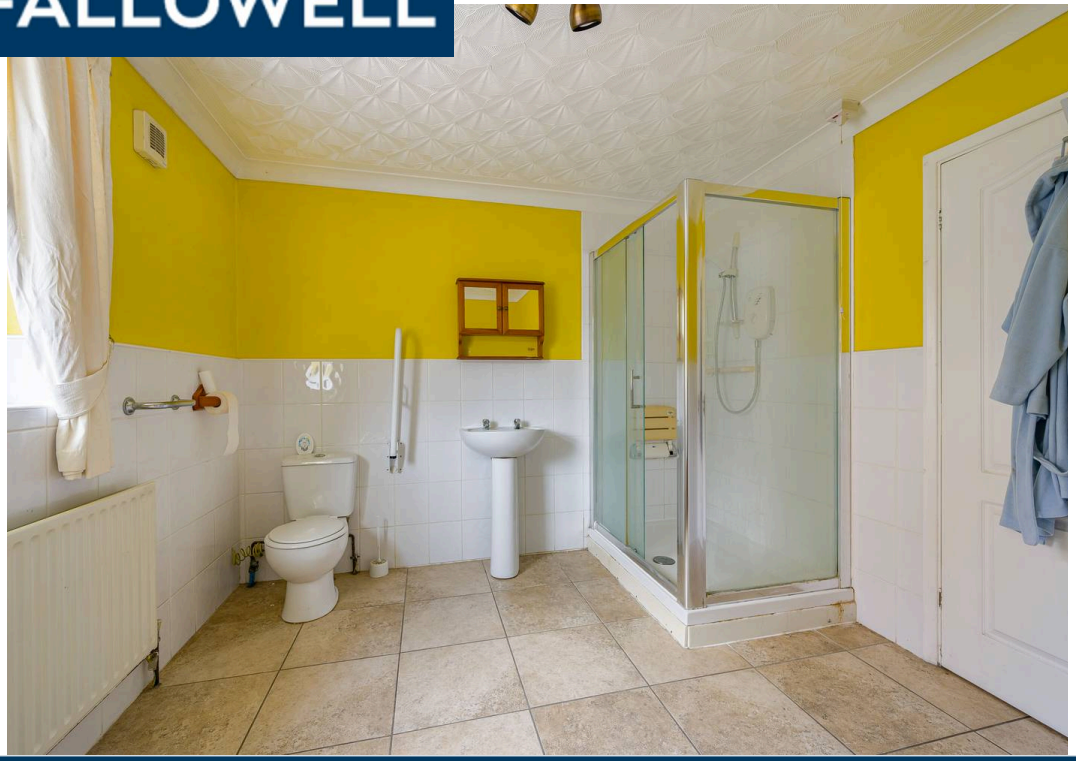
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EXTERIOR
To the front of the property there is a lawned garden. A gravelled driveway provides off-road parking and extends down the side of the property to the:

GARAGE
20' 4" x 10' 10" (6.20m x 3.30m)
Having electric up-and-over door, window to rear, access to roof space, light and power.

REAR GARDEN
Being enclosed and majority laid to lawn.

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.

LIFETIME LEGAL
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

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Total area: approx. 131.3 sq. metres (1413.6 sq. feet)

Newton Fallowell Estate Agents

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