



13 Manwaring Way

Swineshead, Boston

A semi-detached home in a sought-after residential location, conveniently situated within walking distance of the primary school.

The well-planned accommodation comprises a welcoming entrance hall, cloakroom, comfortable lounge, spacious dining kitchen and a bright conservatory overlooking the rear garden. Upstairs, there are three bedrooms and a family bathroom. Outside, the property benefits from off-road parking, a car port and a fully enclosed rear garden, providing an ideal space for children, pets and outdoor entertaining. Further benefits include gas central heating and double glazing throughout, making this an excellent choice for families, first-time buyers and those looking for a home in a convenient village setting.

Swineshead offers the perfect balance of peaceful village living and everyday convenience. Just seven miles from Boston, the thriving village boasts a range of amenities including a primary school, medical centre, pharmacy, post office, independent shops and welcoming pubs, while its railway station provides direct links to Boston, Sleaford and Skegness. Surrounded by the beautiful Lincolnshire countryside yet with easy access to the A17 and A52, Swineshead is ideal for commuters, families and those seeking a friendly community with a rich history, attractive green spaces and a relaxed pace of life.

Council Tax band: B

Tenure: Freehold





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having staircase rising to first floor.

CLOAKROOM

Having window to front elevation, radiator, close coupled WC and vanity hand basin.

LOUNGE

13' 0" x 12' 6" (3.95m x 3.81m)

Having window to front elevation, radiator and understairs storage cupboard. Small pane glazed double doors to the:



DINING KITCHEN

15' 9" x 10' 8" (4.81m x 3.26m)

Having window to rear elevation, part glazed door to side elevation, inset ceiling spotlights to kitchen area, vertical radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: composite sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboard over. Work surface return with cupboard & space for tumble dryer under, cupboards & cupboard housing gas fired boiler providing for both domestic hot water & heating over. Further work surface with inset gas hob, integrated electric oven, cupboard & drawers under, cupboards & concealed extractor over, space for upright fridge/freezer to side with cupboard over. French doors to the:

CONSERVATORY

12' 4" x 7' 4" (3.76m x 2.24m)

Of sealed unit double glazed uPVC frame construction on brick walls with polycarbonate roof and french doors to the rear garden.



NEWTON FALLOWELL



 **NEWTON FALLOWELL**





FIRST FLOOR LANDING

Having built-in airing cupboard housing hot water cylinder with shelving and access to roof space.

BEDROOM ONE

12' 8" x 9' 8" (3.85m x 2.94m)

Having window to front elevation, radiator and built-in double wardrobe.

BEDROOM TWO

8' 11" x 7' 5" (2.71m x 2.27m)

Having window to rear elevation and radiator.

BEDROOM THREE

7' 6" x 6' 7" (2.28m x 2.01m)

Having window to rear elevation and radiator.

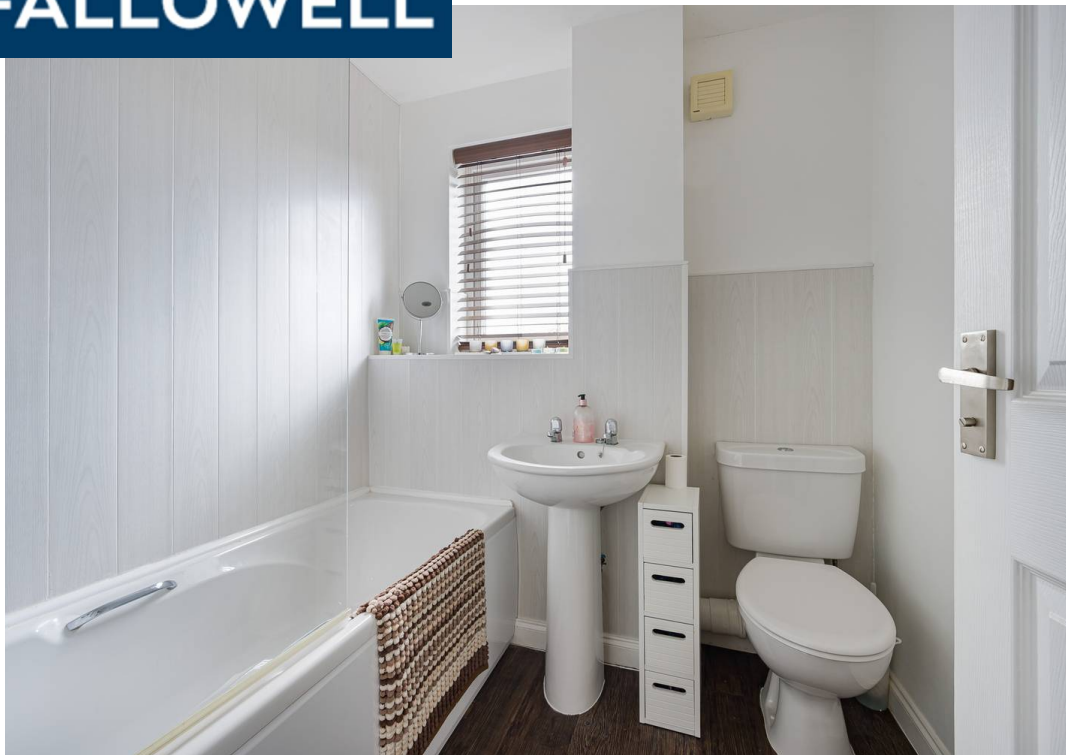
BATHROOM

Having window to side elevation, radiator, extractor, panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





 **NEWTON FALLOWELL**



EXTERIOR

To the front of the property there is a driveway providing off-road parking leading to an enclosed car port to the side with access to the front & back, light and power.

REAR GARDEN

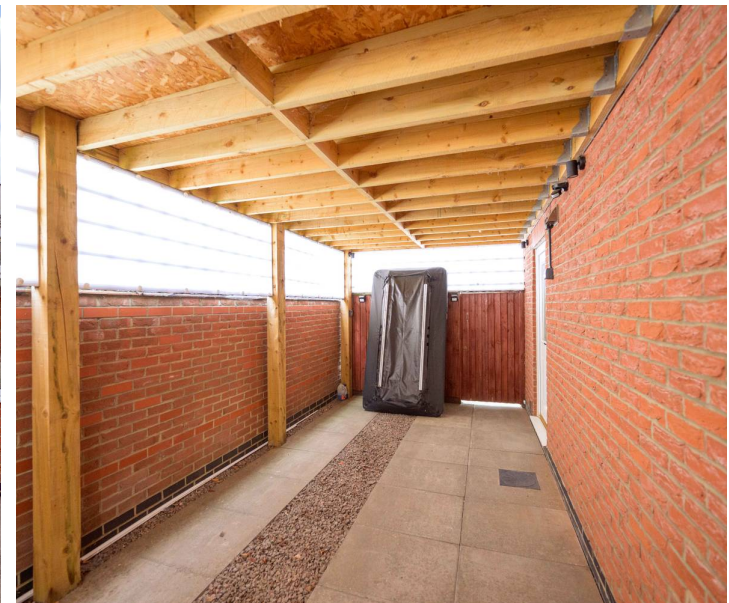
Being enclosed and having a paved patio & footpath, lawn, gravelled & paved area, garden shed, outside power point and outside tap.

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 B.

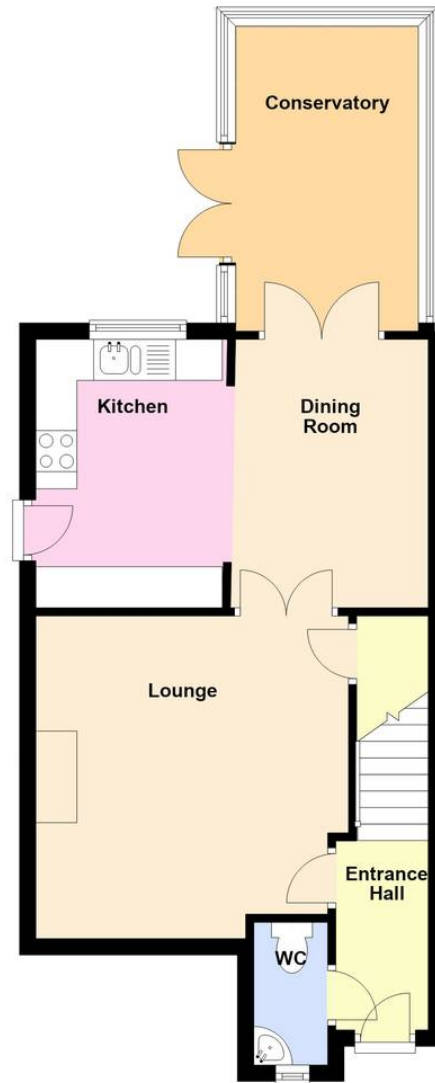
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NEWTON FALLOWELL

Ground Floor
Approx. 46.2 sq. metres (497.1 sq. feet)



Total area: approx. 80.6 sq. metres (867.4 sq. feet)



First Floor
Approx. 34.4 sq. metres (370.3 sq. feet)



Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate – PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

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