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ESTATE AGENTS

49 Tarry Hill, Swineshead, Boston PE20 3LW Offers Over £250,000

No.49

On the outskirts of the highly regarded village of Swineshead, this established detached bungalow offers space, flexibility and exceptional potential in a peaceful residential setting with open countryside views to the rear. Lovingly cared for over the years, the property is now ready for cosmetic modernisation, presenting an exciting opportunity for a new owner to update and personalise to their own taste. The accommodation is both generous and adaptable, currently comprising two well-proportioned bedrooms and two reception rooms. As is often the case with bungalows, one of the reception rooms could easily be utilised as a third bedroom if desired, making the layout ideal for families, downsizers or those seeking versatile living space.

The home further benefits from a spacious kitchen and adjacent dining room with utility room and a conservatory, providing an additional area to relax. Practical features include oil-fired central heating and uPVC double glazing.

Externally, there is a large gravel frontage and driveway leading to a concrete garage and a particularly generous rear garden for the area, backing onto open fields, offering a wonderful sense of space and privacy.

Offered to the market with no onward chain, this is a rare chance to acquire a well-positioned bungalow with superb potential to create a beautiful home in one of the area's most popular villages.







Conservatory — 3.44m x 2.59m (11'3" x 8'6") to the side of the property also provides an entrance to the bungalow and has fitted, ceiling light/fan, a radiator and a tile floor.

Utility Room — 2.42m x 2.43m (7'11" x 8'0") A utility room has a part glazed door to the rear aspect and houses the oil-fired central heating boiler. There is space and plumbing for a washing machine and door to a WC housing a low-level suite.

A smaller lean-to conservatory leads to the outside patio and garden.

Kitchen / Dining Room — 5.14m x 3.80m (16'10" x 12'6") Has a window to the rear and one to the side aspect, tiled floor in the kitchen area and carpeted in the dining area. The kitchen comprises range of wood grain effect works surfaces with draw and cupboard units at both base and eye level. Integrated appliances include an electric fan oven and grill, and an electric hob with extractor fan over. A single drainer stainless steel sink has a mixer tap over and there is splashback tiling where appropriate. The extensive kitchen units extend into the dining area, where there is a radiator and door through to the:









Lounge — 3.80m x 3.80m (12'6" x 12'6") Has a window to the front with fitted blinds, a radiator and a tiled open fireplace with hearth.

Hallway - has a door and window to the front aspect and doors arranged off to:

Dining / Sitting Room — 4.29m x 3.80m (14'1" x 12'6") Has a bay window to the front aspect, fitted blinds, a radiator and open fireplace with brick surround.

Bedroom One— 3.20m x 3.80m (10'6" x 12'6") Has a window to the rear aspect with fitted blinds, radiator and built-in furniture to comprise wardrobes with cupboards over, coordinating dressing table and draw unit.

Bedroom Two — 2.28m x 3.80m (7'6" x 12'6") - Has a window to the side aspect and a radiator.

Bathroom - Has a window to the rear aspect, fully tiled walls and comprises a three-piece suite to include a panelled bath, pedestal wash hand basin and low-level WC.

Outside - Double gates open onto an extensive gravel driveway and front garden area, which enables the off-road parking for several vehicles.

A concrete sectional garage 4.79m x 2.66m (15'9" x 8'9") with attached carport has an up and over door with further storage behind 5.26m x 2.39m (17'3" x 7'10")

An old timber workshop 6.46m x 4.45m (21'2" x 14'7"), shed and summer house are also included within the sale of the property.

The property is situated upon a large plot, with a paved patio and large lawned garden to the rear. The garden is enclosed with established privet hedging on the boundaries and enjoys open views over country fields to the rear.

EPC –F

Council Tax Band – C

Oil Fired Central Heating

Mains Drainage







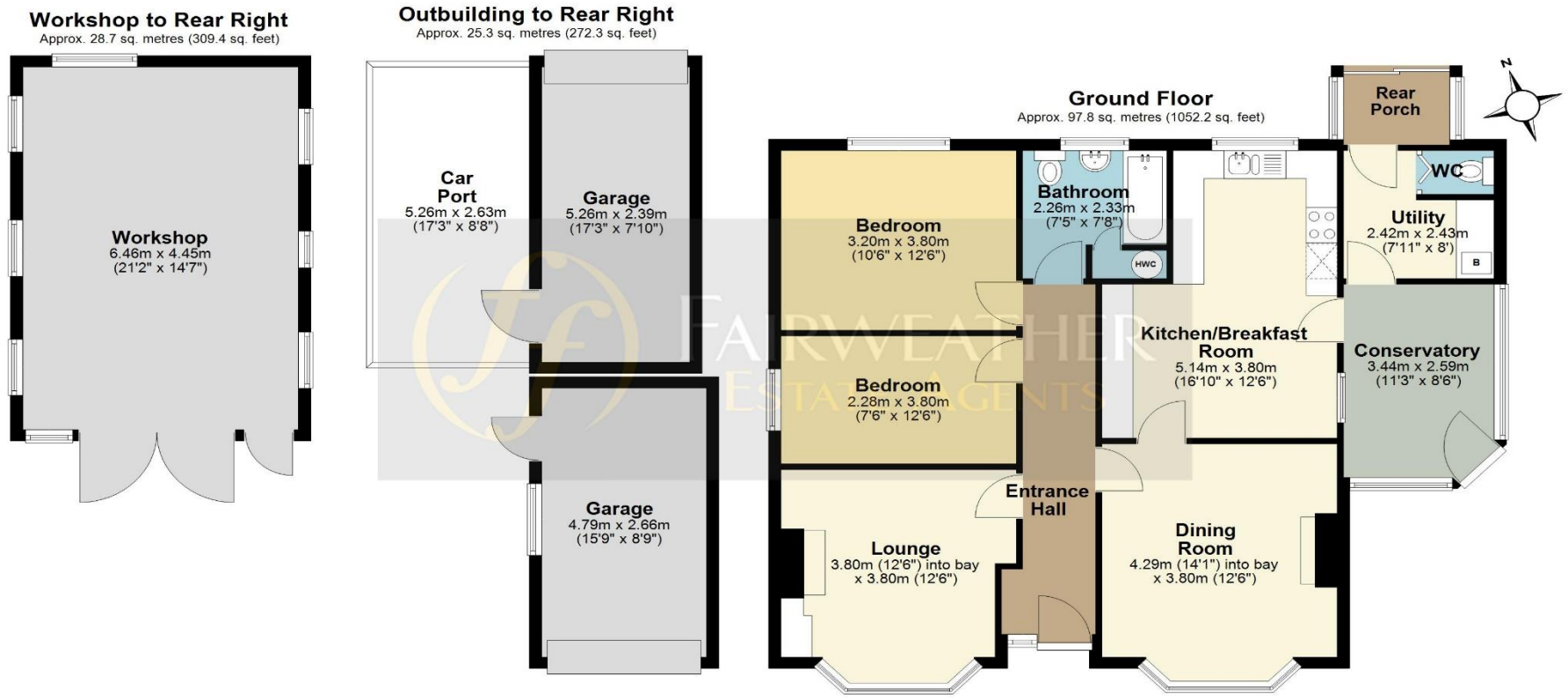












Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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