



 **NEWTON**  
**FALLOWELL**

51 Villa Walk, Swineshead – PE20 3FE

In Excess of £250,000

# 51 Villa Walk

Swineshead, Boston

**A modern detached home, ideally located on a sought-after new development in the popular village of Swineshead.**

The spacious accommodation includes: a welcoming entrance hall, generous lounge, formal dining room, stylish breakfast kitchen, utility room and cloakroom to the ground floor. Upstairs, the master bedroom boasts its own en-suite shower room, complemented by three further well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys a block-paved driveway providing ample off-road parking, a detached garage and a private south-westerly facing rear garden, perfect for relaxing or entertaining. Additional benefits include gas central heating and double glazing throughout.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





**ACCOMMODATION**

Part glazed front entrance door through to the:

**ENTRANCE HALL**

Having radiator and staircase rising to first floor.

**LOUNGE**

15' 9" x 11' 0" (4.80m x 3.35m)

Having french doors with windows to either side to rear elevation & garden and radiator.

**DINING ROOM**

11' 2" x 8' 11" (3.40m x 2.72m)

Having window to front elevation and radiator.

**BREAKFAST KITCHEN**

16' 5" x 8' 9" (5.00m x 2.67m)

Having windows to front & side elevations, inset ceiling spotlights, radiator and wood effect 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. Further work surface with inset induction hob, cupboards & drawers under, cupboards & stainless steel cooker hood over, tall unit to side housing integrated electric oven with cupboards under & over and further tall unit to other side.

**UTILITY**

5' 9" x 5' 1" (1.75m x 1.55m)

Having part glazed door to rear elevation, extractor, cupboard housing gas fired boiler providing for both domestic hot water & heating and work surface with cupboard, space & plumbing for automatic washing machine under.

**CLOAKROOM**

Having radiator, extractor, close coupled WC and pedestal hand basin with tiled splashback.





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### FIRST FLOOR LANDING

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

### MASTER BEDROOM

12' 10" x 9' 2" (3.91m x 2.79m)

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

### EN-SUITE

Having window to front elevation, inset ceiling spotlights, heated towel rail, extractor, fully tiled shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin with mixer tap & tiled splashback.

### BEDROOM TWO

12' 8" x 8' 10" (3.86m x 2.69m)

Having window to front elevation and radiator.

### BEDROOM THREE

9' 8" x 8' 11" (2.95m x 2.72m)

Having window to rear elevation and radiator.

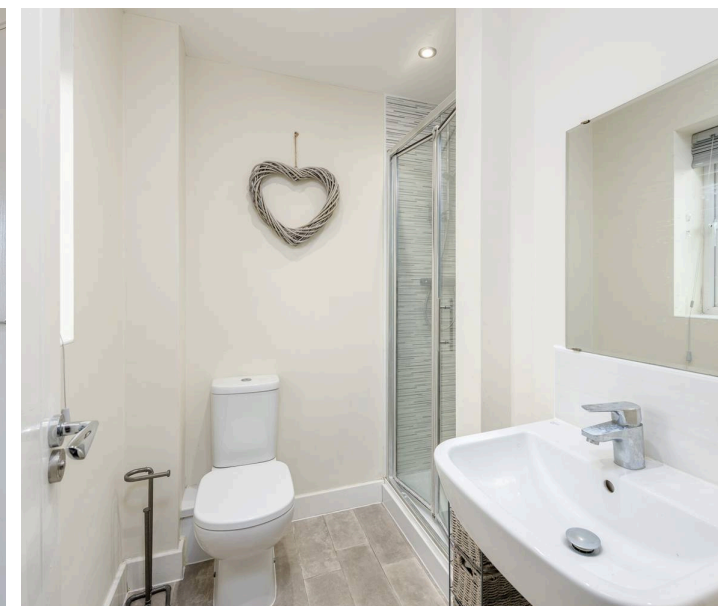
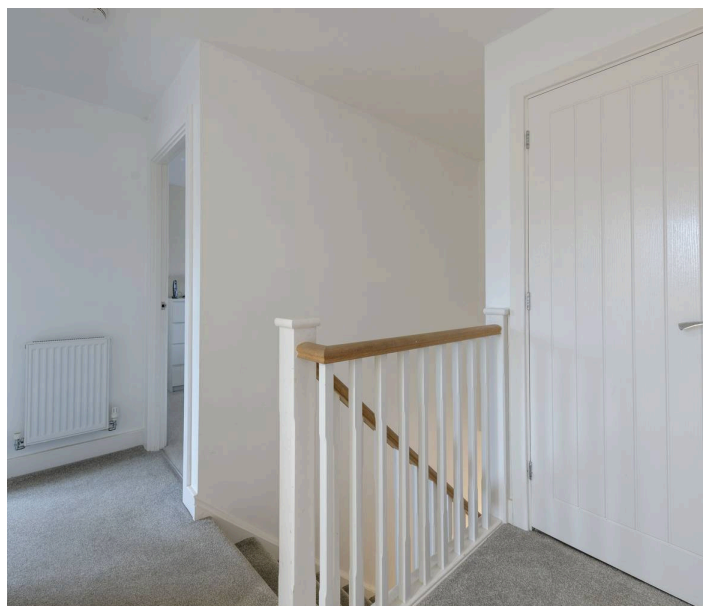
### BEDROOM FOUR

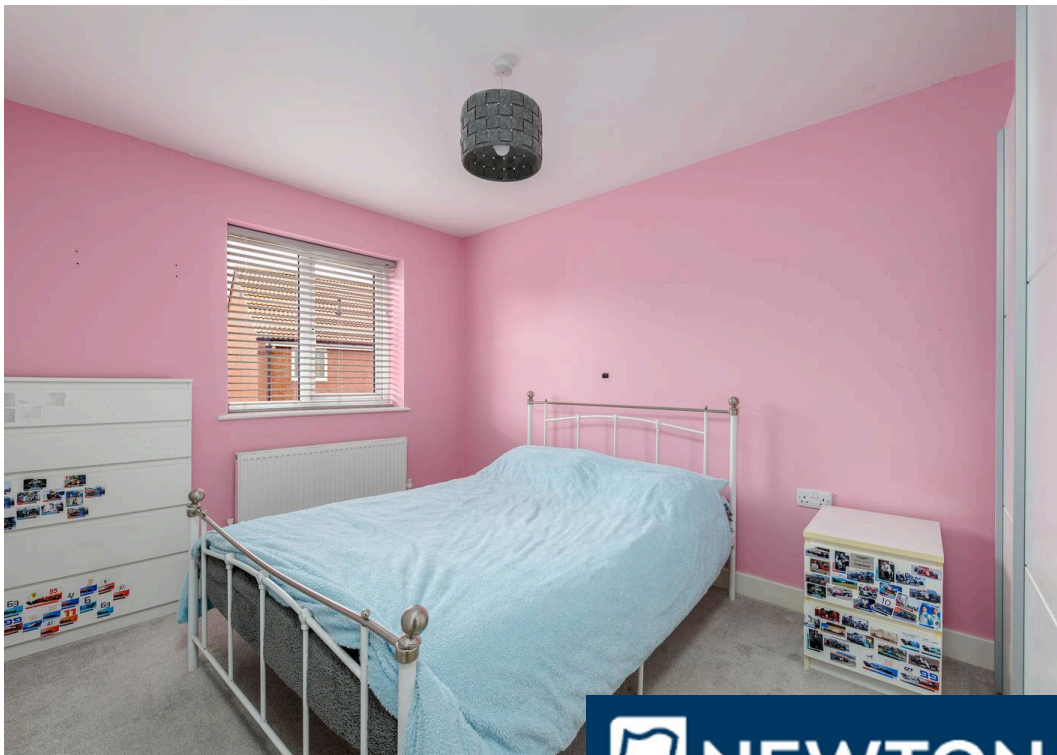
9' 2" x 6' 1" (2.79m x 1.85m)

(max) Having window to rear elevation, radiator and built-in wardrobe.

### BATHROOM

Having window to rear elevation, inset ceiling spotlights, heated towel rail, extractor, shaver point and tiled splashbacks. Fitted with a suite comprising: panelled bath with shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin with mixer tap.





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#### **EXTERIOR**

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

#### **DETACHED GARAGE**

18' 3" x 9' 4" (5.56m x 2.84m)

Of brick & tile construction and having up-and-over door, light, power and service door to rear garden.

#### **REAR GARDEN**

A south-westerly facing garden, being enclosed and laid to lawn with borders and having a paved patio.

#### **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 service charge payable at £217 per annum which is reviewed every January.



### LIFETIME LEGAL

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### AGENT'S NOTES

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## Ground Floor

Approx. 53.7 sq. metres (577.9 sq. feet)



## First Floor

Approx. 52.2 sq. metres (562.1 sq. feet)



Total area: approx. 105.9 sq. metres (1139.9 sq. feet)

## Newton Fallowell Estate Agents

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