

BRUCE MATHER
INDEPENDENT ESTATE AGENT

7 Manwaring Way
Swineshead, PE20 3NU
Asking Price £265,000



7 Manwaring Way

Swineshead, PE20 3NU

A modern four-bedroom detached family home, tucked away in a quiet cul-de-sac within the popular village of Swineshead, Lincolnshire, and offered for sale with NO ONWARD CHAIN. Offering spacious and versatile accommodation, together with a garden, driveway and integral garage/workshop, this is an excellent opportunity for those looking for a well-positioned family home.

The ground floor is centred around a welcoming reception room which opens through to the dining area, creating a sociable space for everyday family life and entertaining. The dining area provides access to the rear garden, allowing the outside space to become a natural extension of the living accommodation.

The modern kitchen is well complemented by a separate utility room and convenient cloakroom, providing a practical layout for busy households. The accommodation has been thoughtfully arranged to offer both comfort and functionality.

Upstairs are four bedrooms and two bathrooms, including a principal bedroom with its own en-suite. The remaining bedrooms provide excellent flexibility for family members, guests or home working, while the additional bathroom serves the household.

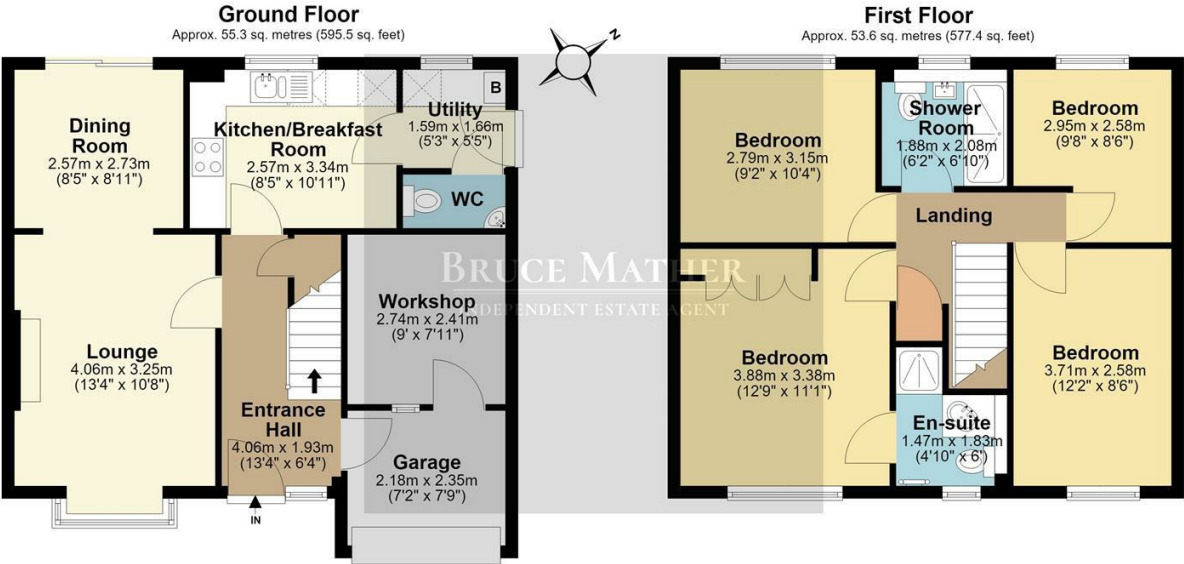
To the front, the property benefits from a private driveway providing off-road parking, together with an integral garage/workshop and lawned area. The enclosed rear garden provides a pleasant outdoor space and offers scope for relaxing, entertaining or enjoying family time.

Situated in the highly regarded village of Swineshead, the property is well placed for local amenities and the surrounding area. The cul-de-sac setting provides a tucked-away position while still being convenient for village life and its facilities. Early viewing is highly recommended. Please contact Bruce Mather Estate Agents on 01205 365032 or sales@brucemather.co.uk





Floor Plan



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

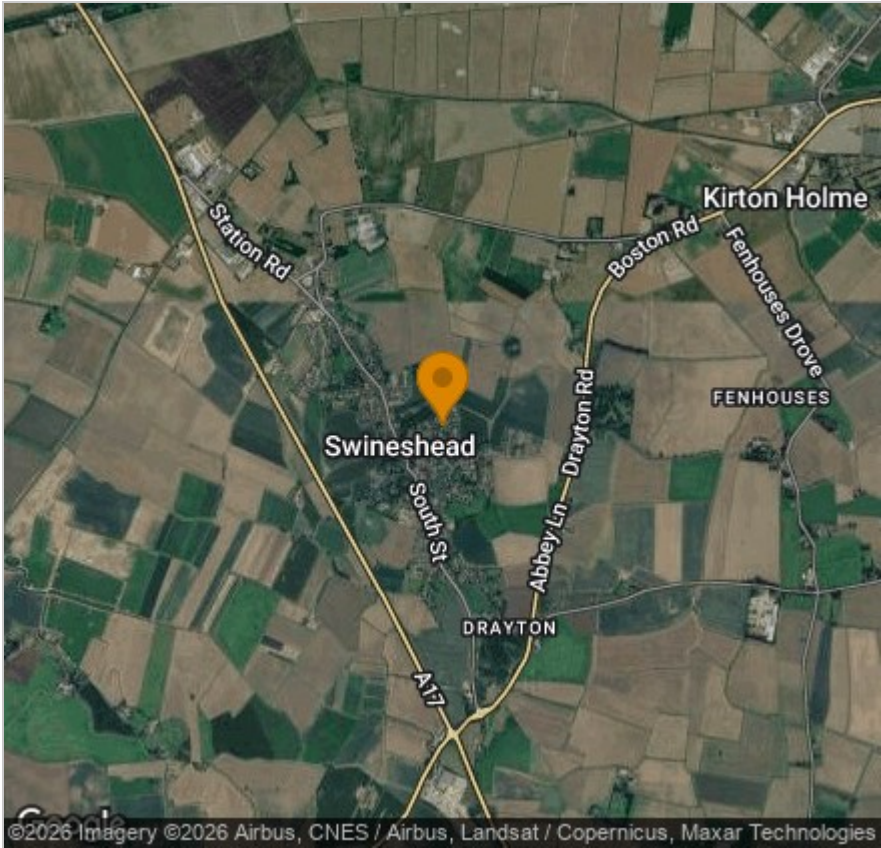
Viewing

Please contact our Boston Residential Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, Lincs, PE21 6QW
Tel: 01205 365032 Email: sales@brucemather.co.uk www.brucemather.co.uk

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRITISH PROPERTY AWARDS 2023

GOLD WINNER

ESTATE AGENT IN BOSTON

BRITISH PROPERTY AWARDS 2024

GOLD WINNER

ESTATE AGENT IN BOSTON

