



The Old School Yard, Swineshead Boston
£178,500 Freehold

**Sharman
Quinney**

Key Features



- Two Double Bedrooms
- Village Location
- Allocated Parking
- Cloakroom
- Garden

The property is well presented throughout comprising an entrance hall, a double aspect lounge, a well-appointed kitchen dining room with double doors onto the delightful gardens, as well as cloakroom. To the first floor are two double bedrooms and a modern family bathroom.

Externally there is an allocated parking space to the front and to the rear is a well maintained lawned garden which backs onto the neighbouring fields with horses.

Agents Note: The current owner rents a garage privately which could potentially be carried on. Ask agent for further details.

Accommodation Includes



Front door to:

Entrance Hall

Cloakroom

1.52m x 1.19m (4'11" x 3'10"). Comprising wc, wash hand basin.

Lounge

4.47m x 3.18m (14'7" x 10'5"). Windows to front & rear aspect, stairs to first floor.

Kitchen/Dining Room

4.47m x 2.72m (14'7" x 8'11"). Comprising a range of base and eye level units with work tops over, sink with mixer tap, built in electric oven, five ring gas hob and extractor, large storage/pantry, Worcester combi boiler & double doors to garden.

Stairs to First Floor and Landing

Airing cupboard.

Bedroom One

4.5m x 2.79m (14'8" x 9'1"). Windows to front & rear aspect, radiator.

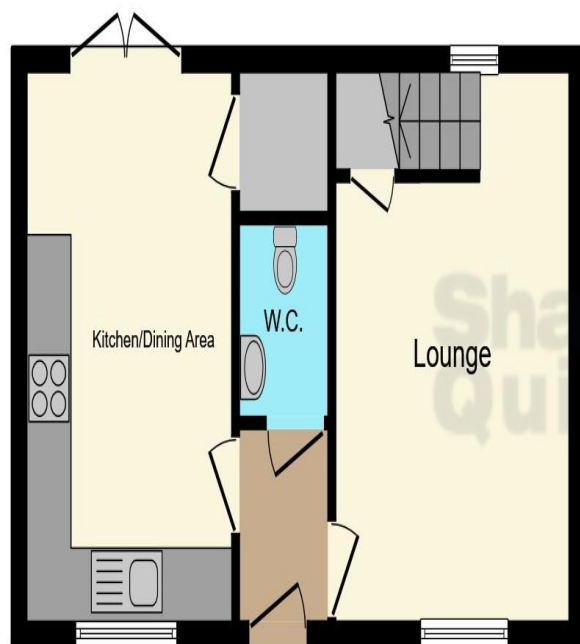
Bedroom Two

4.5m x 2.26m (14'8" x 7'4"). Windows to front & rear aspect, radiator, built in wardrobe.

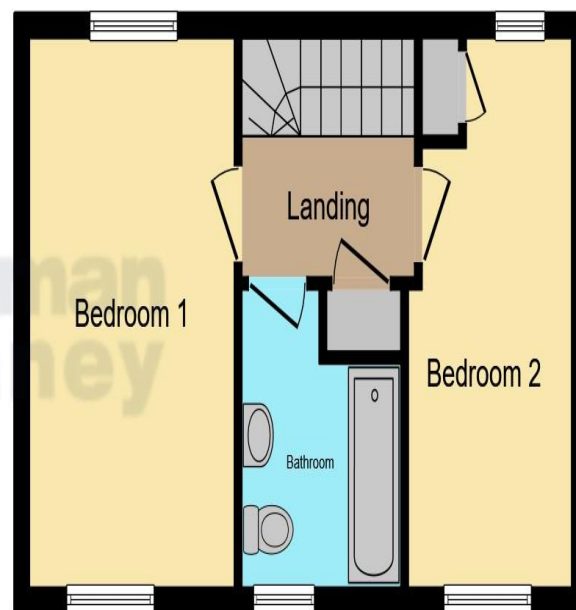
Bathroom

2.44m x 2.13m (8' x 6'11"). Comprising wc, bath





Ground Floor



First Floor

with shower over, sink with cupboard below,
window to front aspect

Outside

The rear garden is laid to lawn with patio area,
planters and a mixture of shrubs and plants,
timber fence surround and views over a field with
horses.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property call Sharman Quinney on:
01778 343322

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01778 343322

 25 Market Place, Market Deeping,
PETERBOROUGH, Cambridgeshire, PE6 8EA

 marketdeeping@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRD204447 - 0009

