



2 The Causeway South Street

Swineshead, Boston

A well-positioned detached bungalow situated within an exclusive residential development just off South Street in the highly regarded village of Swineshead. The well-planned accommodation comprises an entrance porch and hallway, lounge, kitchen, three bedrooms and a bathroom with separate shower. Outside, the property enjoys a lawned front garden, driveway providing off-road parking, garage and an enclosed rear garden. Further benefits include gas central heating, double glazing and NO CHAIN, making this an appealing opportunity for those looking for a bungalow in a desirable village setting.

Swineshead is a popular and well-connected Lincolnshire village, offering a good range of local amenities including shops, a primary school, doctors' surgery and other everyday facilities. Its convenient location provides easy access to Boston, Sleaford and the surrounding countryside, while excellent road links make it particularly practical for commuters. The village combines a strong community feel with the convenience of being within easy reach of larger market towns.

Council Tax band: C

Tenure: Leasehold





ACCOMMODATION

Glazed front entrance door with side screen through to the:

PORCH

Having door to garage and part glazed door with side screen to the:

ENTRANCE HALL

Having coved ceiling, two radiators, tiled floor, access to roof space, storage cupboard and airing cupboard housing hot water cylinder with shelving.

LOUNGE

21' 7" x 13' 1" (6.59m x 4.00m)

Having windows to front & rear elevations, sliding doors to garden, coved ceiling, radiator and electric fire.



KITCHEN

17' 4" x 9' 11" (5.29m x 3.02m)

Having window to rear elevation, part glazed door to side elevation, coved ceiling, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 ¼ bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under. Work surface return with inset gas hob, cupboards & drawers under, cupboards, extractor & gas fired boiler providing for both domestic hot water & heating over. Tall unit to side housing integrated electric oven, cupboard under, cupboard over, space for upright fridge/freezer to side. Further work surface with cupboard & wine rack under, cupboard over. Work surface return with cupboards & integrated dishwasher under, breakfast bar to side.



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BEDROOM ONE

13' 1" x 11' 3" (3.99m x 3.43m)

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

BEDROOM TWO

14' 8" x 9' 11" (4.47m x 3.02m)

Having window to front elevation, coved ceiling and radiator.

BEDROOM THREE

9' 5" x 9' 1" (2.87m x 2.76m)

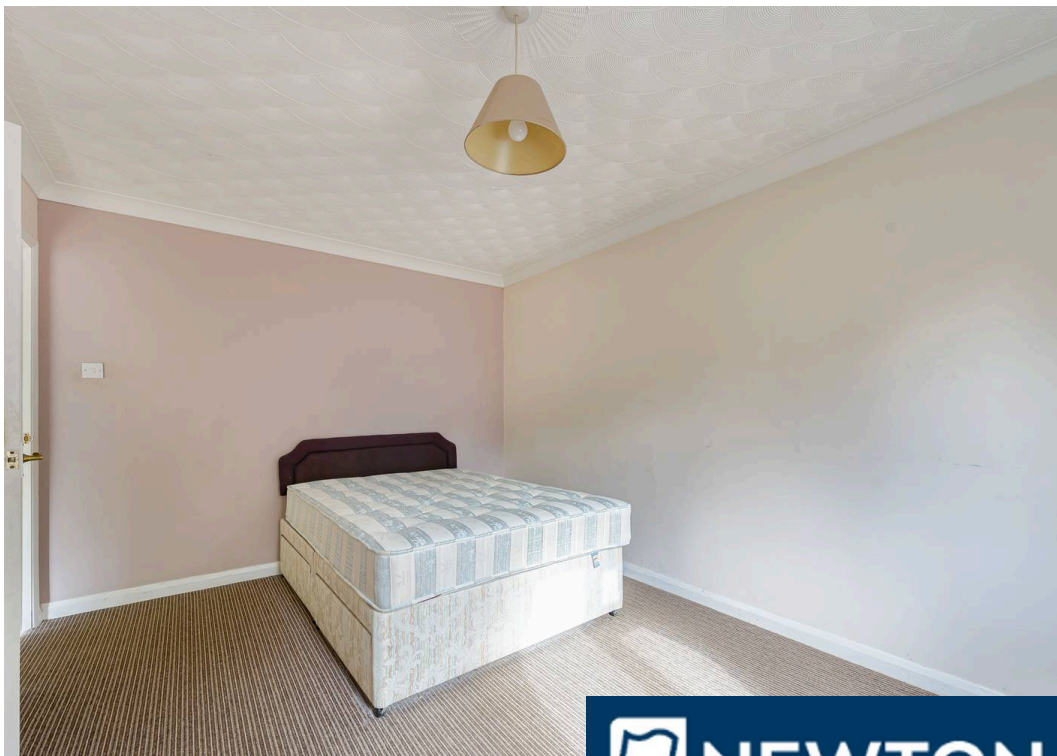
Having window to side elevation, coved ceiling, radiator and built-in double wardrobe.

BATHROOM

12' 4" x 9' 11" (3.75m x 3.01m)

Having window to side elevation, coved ceiling, radiator, tiled floor, half tiled walls and extractor. Fitted with a suite comprising: shower enclosure with electric shower fitting, panelled bath, close coupled WC and pedestal hand basin.





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EXTERIOR

To the front of the property there is a lawned garden. A gravelled driveway provides off-road parking and extends down the side of the property to the:

GARAGE

20' 4" x 10' 10" (6.20m x 3.30m)

Having electric up-and-over door, window to rear, access to roof space, light and power.

REAR GARDEN

Being enclosed and majority laid to lawn.

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.

LIFETIME LEGAL

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Total area: approx. 131.3 sq. metres (1413.6 sq. feet)

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