



31 Abbey Crescent

Swineshead, Boston

A well-presented semi-detached family home enjoying a popular village location. Conveniently situated within a short walk of the primary school and benefiting from an open field view to the rear and a children's play area just over the road to the front.

The accommodation comprises an entrance hall, comfortable lounge and spacious dining kitchen to the ground floor, with three bedrooms, a bathroom and separate WC to the first floor. Outside, the property offers a lawned front garden with off-road parking, together with a generous enclosed rear garden ideal for families and outdoor entertaining. Further benefits include recently installed gas central heating and double glazing throughout.

Swineshead is a thriving Lincolnshire village offering a range of local amenities including shops, pubs, schools, healthcare facilities and regular transport links, whilst providing convenient access to both Boston and Spalding.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





ACCOMMODATION

Part glazed front entrance door through to the:

ENTRANCE HALL

Having coved ceiling, radiator, wood effect flooring and staircase rising to first floor.

LOUNGE

19' 0" x 13' 6" (5.79m x 4.11m)

(max) Having windows to front & rear elevations, coved ceiling, radiator and wood effect flooring.

DINING KITCHEN

13' 7" x 12' 5" (4.14m x 3.78m)

Having window to rear elevation, window & part glazed door to side elevation, heated towel rail, tiled floor and understairs storage cupboard with window to side elevation. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap and electric hob inset to work surface, integrated electric oven, cupboards, drawer, space & plumbing for automatic washing machine under, cupboards & extractor over. Further work surface with cupboard, drawers & wine rack under, cupboard over. Work surface return with cupboard & drawer under, shelving over and space for american style fridge/freezer to side.





 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

Having window to side elevation.

BEDROOM ONE

13' 6" x 9' 10" (4.11m x 3.00m)

Having window to front elevation and radiator.

BEDROOM TWO

13' 6" x 8' 8" (4.11m x 2.64m)

(max) Having window to rear elevation, radiator and cupboard housing gas fired boiler providing for both domestic hot water & heating.



NEWTON FALLOWELL

BEDROOM THREE

10' 0" x 6' 8" (3.05m x 2.03m)

Having window to front elevation, radiator and built-in cupboard over stairs.

BATHROOM

Having window to rear elevation, chrome heated towel rail, part tiled walls, wood effect flooring, built-in cupboard, panelled bath with electric shower fitting over and pedestal hand basin.

SEPARATE WC

Having window to side elevation and close coupled WC.





EXTERIOR

To the front of the property there is a lawned garden with a footpath leading to the front entrance door. A driveway provides off-road parking and benefits from an electric vehicle charging point. There is gated access to a covered area to the side of the property with further gated access to the:

REAR GARDEN

Being enclosed and having a paved patio & footpaths with a lawned garden partly enclosed by conifer hedging. Opening to a further lawned garden with a garden shed.

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 A.



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AGENT'S NOTES

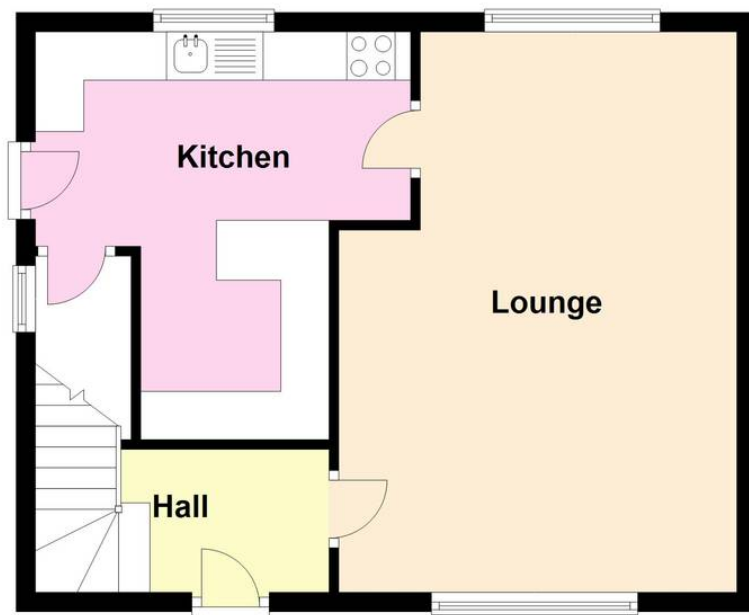
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NEWTON FALLOWELL

Ground Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 89.3 sq. metres (961.1 sq. feet)

Newton Fallowell Estate Agents

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