



The Old School Yard, Swineshead, Boston  
**£189,950 Freehold**

**Sharman  
Quinney**



# Key Features

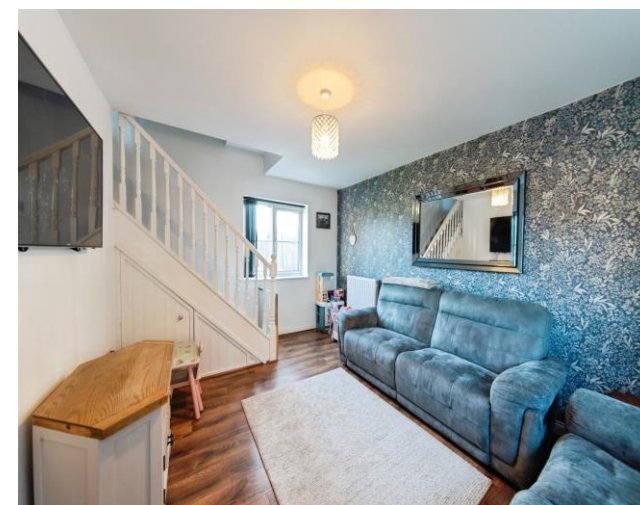


- Two Double Bedrooms
- Village Location
- Allocated Parking
- Cloakroom
- Garden

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.

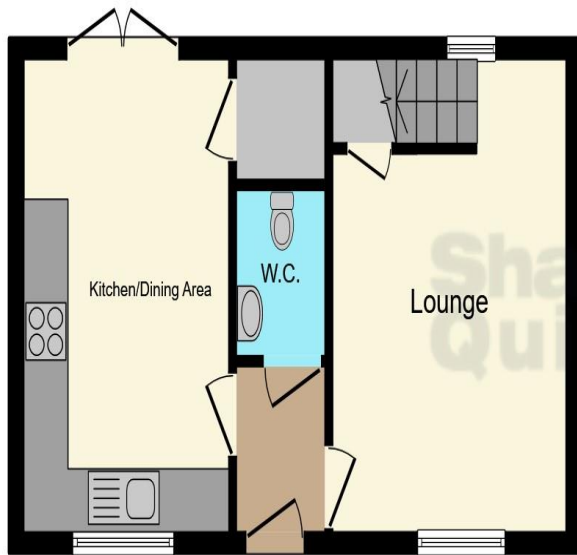
Stairs to First Floor and Landing

Airing cupboard.

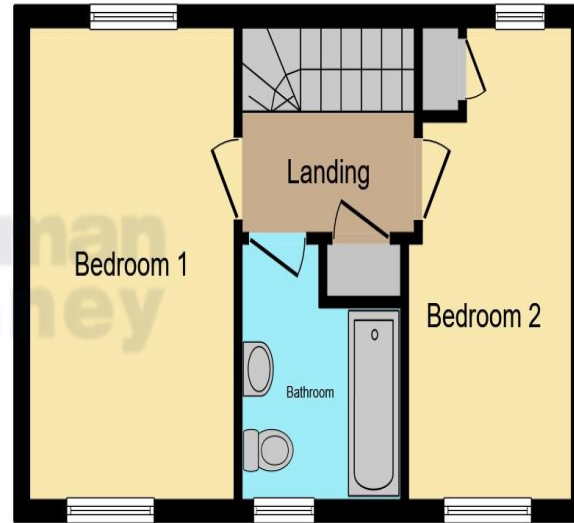
Bedroom One

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





**Ground Floor**



**First Floor**

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**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 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.

To view this property call Sharman Quinney on:  
**01778 343322**

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

 marketdeeping@sharmanquinney.co.uk

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