



 **NEWTON**  
**FALLOWELL**

5 Browns Drove, Swineshead – PE20 3PX  
£265,000

## 5 Browns Drove

Swineshead, Boston

Set on a generous plot of approximately 0.24 acre, subject to survey, this attractive semi-detached home enjoys a peaceful village setting with open views to both the front and rear, while offering convenient access to the A17.

The well-presented accommodation is thoughtfully arranged, featuring a welcoming entrance hall, a spacious lounge/diner ideal for both relaxing and entertaining, a bright sun room overlooking the garden and a well-equipped kitchen. The ground floor also includes a master bedroom with en-suite, a family bathroom and a useful side entrance. To the first floor, there are three further bedrooms, providing flexible space for family living, guests or home working.

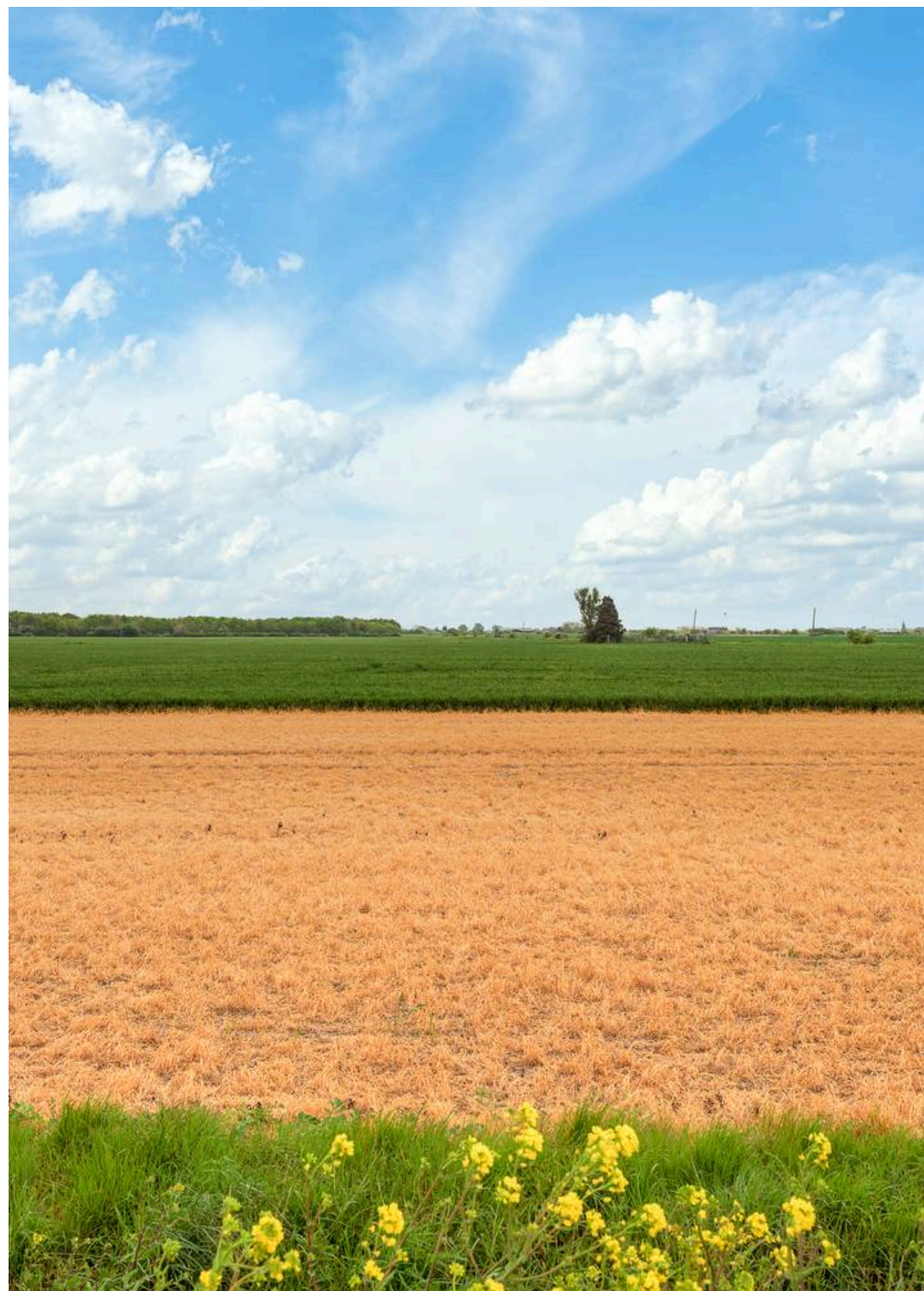
Outside, the property continues to impress with ample off-road parking to the front and a fully enclosed rear garden with a large summerhouse, perfect for outdoor enjoyment and privacy.

Additional benefits include energy-efficient features such as an air source heat pump, solar panels and double glazing, enhancing both comfort and sustainability.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC





## ACCOMMODATION

Part glazed front entrance door through to the:

### ENTRANCE HALL

Having tiled floor and staircase rising to first floor.

### BATHROOM

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

### LOUNGE/DINER

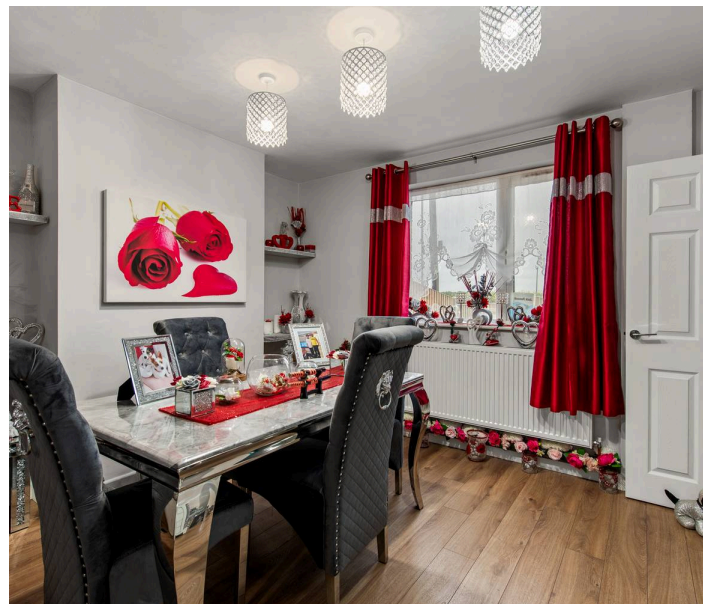
22' 7" x 16' 2" (6.88m x 4.92m)

(max) Having window to front elevation, two radiators and laminate flooring. Glazed double doors to the:

### SUN ROOM

15' 9" x 15' 5" (4.79m x 4.69m)

(max) Of sealed unit double glazed uPVC frame construction on brick walls with insulated roof. Having french doors to side & rear elevations, radiator and luxury vinyl flooring. Opening to the:





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## KITCHEN

15' 11" x 8' 2" (4.86m x 2.50m)

Having window to rear elevation, two rooflights, radiator and laminate flooring. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: ceramic sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboard over. Work surface return with space for LPG range style cooker, cupboards & drawers under, cupboards & extractor over. Further work surface return with cupboards under. Tall larder style unit, work surface to side with space for tumble dryer under and space for upright fridge/freezer.



### SIDE ENTRANCE HALL

Also accessed off the lounge/diner and having part glazed door to front elevation, radiator, tiled floor, access to roof space and understairs storage cupboard.

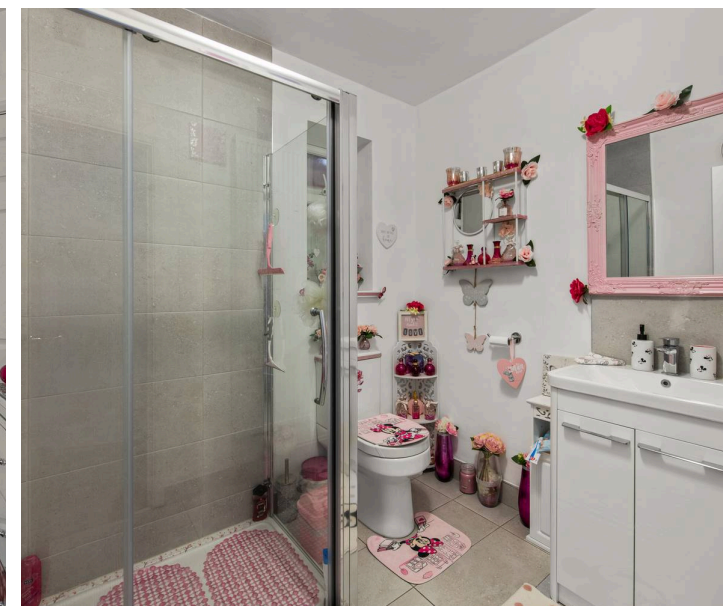
### BEDROOM ONE

11' 5" x 10' 11" (3.48m x 3.33m)

(entrance in addition) Having french doors with side screens to rear elevation, radiator and built-in wardrobes to one wall.

### EN-SUITE

Having window to rear elevation, radiator, tiled floor and extractor. Fitted with a suite comprising: double shower enclosure with mixer shower fitting, close coupled WC and vanity hand basin.





#### FIRST FLOOR LANDING

Having window to side elevation, radiator and access to roof space.

#### BEDROOM TWO

12' 10" x 10' 0" (3.92m x 3.04m)

(max) Having window to front elevation, radiator, laminate flooring and cupboard housing hot water cylinder and solar panel controls.

#### BEDROOM THREE

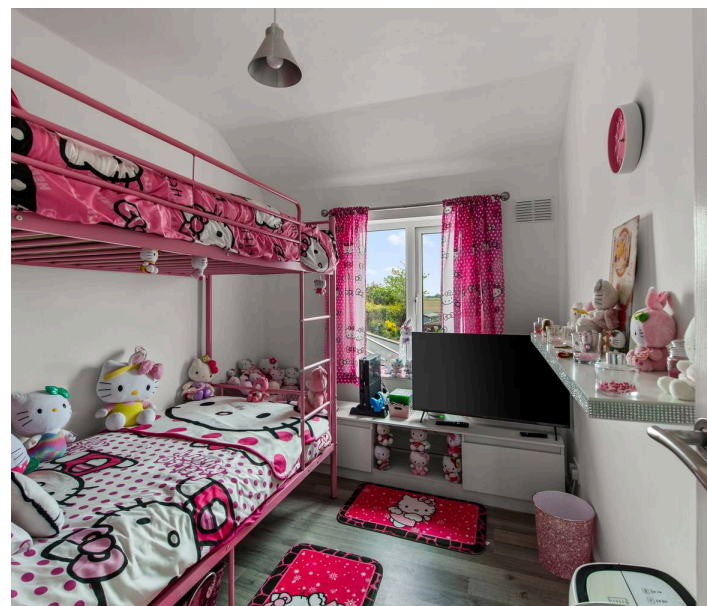
12' 2" x 8' 4" (3.72m x 2.53m)

Having window to rear elevation, radiator and laminate flooring.

#### BEDROOM FOUR

9' 3" x 7' 7" (2.82m x 2.30m)

Having window to rear elevation, radiator and laminate flooring.



## EXTERIOR

To the front of the property there is a large gravelled driveway which provides off-road parking.

## REAR GARDEN

Being enclosed and having a block paved patio, gravelled areas, shaped lawn, raised beds, gravelled seating area with pergola over, pond, garden shed and large summerhouse.

## THE PLOT

The property occupies a plot of approximately 0.24 acres, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving radiators and the property is double glazed. The current council tax is band B. The property also has solar panels.





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### Ground Floor

Approx. 97.5 sq. metres (1049.1 sq. feet)



### First Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



Total area: approx. 131.3 sq. metres (1413.0 sq. feet)

## Newton Fallowell Estate Agents

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