



£179,950

26 Monks Road, Swineshead, Boston PE20 3EL

SHARMAN BURGESS

**26 Monks Road, Swineshead, Boston PE20
3EL
£179,950 Freehold**

ACCOMMODATION:

Having a partially obscure glazed side entrance door with obscure side panel leading to:-

HALLWAY

Having wood effect laminate flooring, radiator, coved cornice, two ceiling light points and access to the roof space. Built in airing cupboard housing the hot water tank and slatted linen shelving within. Built in cloak cupboard providing additional storage.

Being situated within the bottom of a cul-de-sac this detached bungalow has been reconfigured, refurbished and improved by the current vendor to provide a modern open plan living space with a fantastic living kitchen, which encompasses kitchen, dining and seating areas with the benefit of bi-fold doors to the rear garden. In addition are two bedrooms and a shower. Further benefits include gas gas central, UPVC double glazing enclosed rear garden, driveway, carport and garage and the bungalow is available with NO ONWARD CHAIN.



SHARMAN BURGESS



OPEN PLAN LIVING SPACE INCLUDING KITCHEN AND DINING AREA

19' 4" x 18' 6" (5.89m x 5.64m)

This large contemporary style open plan living area including seating, dining and kitchen areas with a particular feature being the large bi-fold doors leading to the rear garden. the kitchen area comprises counter top with feature splash back, integrated one and half sink and drainer with mixer tap and a range of base level storage units, further pan drawers and kick board lighting. Integrated appliances include dishwasher, fridge, four ring electric hob with illuminated fume extractor and waist height electric oven and grill, plumbing for automatic washing machine and a further range of eye level wall units with under cupboard lighting. Recessed ceiling lighting with additional feature lighting in the dining area with the whole room having coved cornice and two vertical height radiators. Wood effect laminate flooring runs throughout and television aerial point.

BEDROOM ONE

15' 5" (maximum measurement) x 10' 3" (4.70m x 3.12m)

Having a feature bow window to the front aspect, radiator, coved cornice and ceiling light point,

BEDROOM TWO

9' 7" x 8' 8" (2.92m x 2.64m)

Having a window to the front aspect, radiator, coved cornice and recessed ceiling lighting, wall mounted consumer unit for the electric and wall mounted Gloworm gas central heating boiler.



**SHARMAN
BURGESS** Est 1996

SHOWER ROOM

Being presented in a modern style with wc, pedestal wash basin, walk-in shower area with fitted shower screen and wall mounted Triton shower. Fully tiled walls, tiled floor, coved cornice, ceiling light point, radiator and electric shaver point.

EXTERIOR

The property is approached over a drop kerb leading to a gravel driveway providing off road parking and gives vehicular access to the covered carport and the single garage beyond.

To the front of the bungalow there is a small shrubbed garden with paved access leading to the side entrance door with the carport having gated access to the rear garden.

GARAGE

Having an up and over door and being served by both power and lighting.

REAR GARDEN

Being initially laid to a decked seating area providing entertaining space with low level up lighters with a larger granite gravelled section with raised beds and borders containing a variety of plants and shrubs. Within the garden is a timber shed (to be included within the sale), the garden is fully enclosed with fencing and is served with lighting and the carport is served with and outside tap.

SERVICES

Mains gas, electricity, water and drainage are connected to the property.

REFERENCE

170122/STA



**SHARMAN
BURGESS** Est 1996

Do you need Mortgage Advice?



Your home may be repossessed if you do not keep up repayments on your mortgage

YELLOW MORTGAGES

Mortgage and Protection Broker

01205 631291

www.yellowfinancial.co.uk

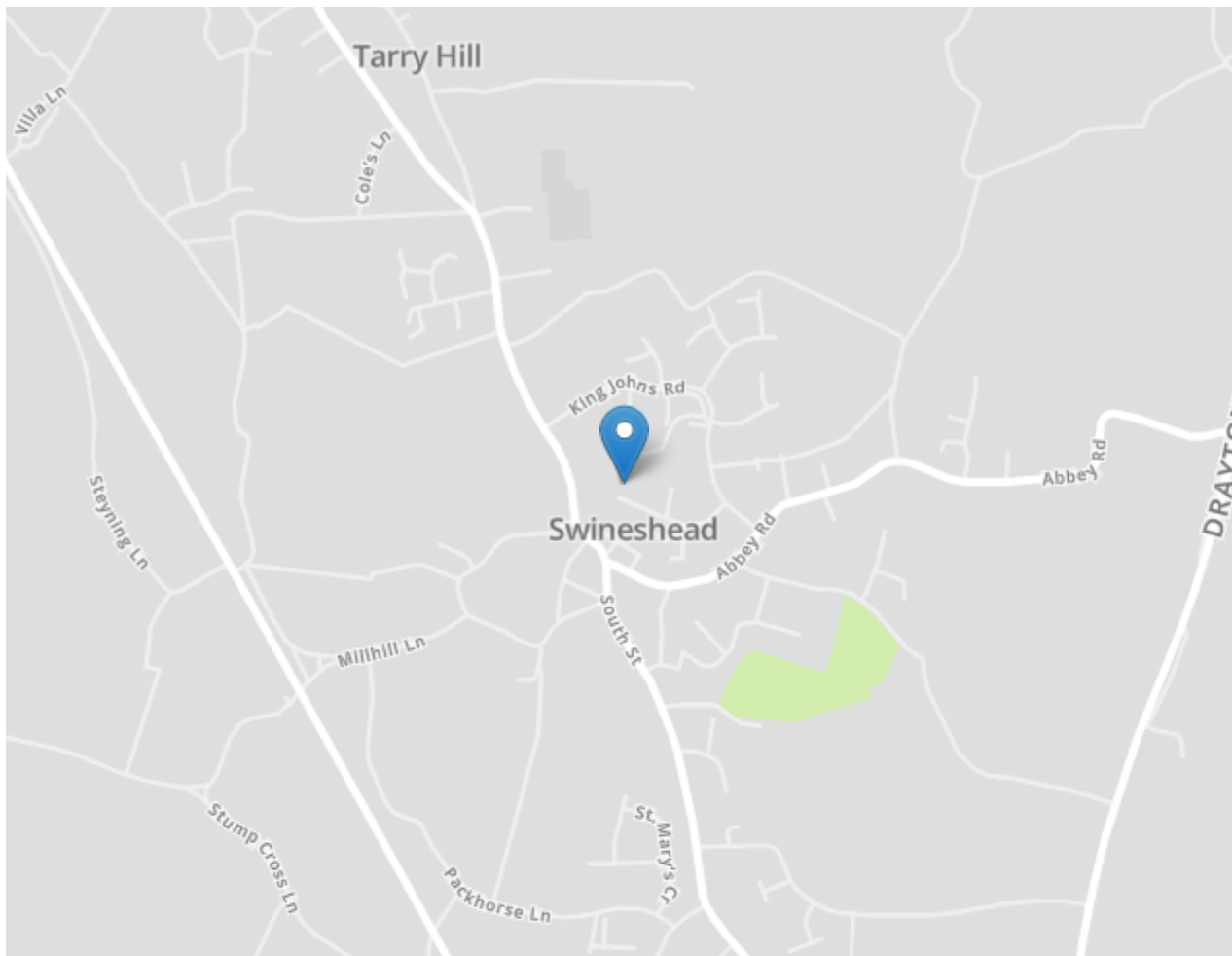
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

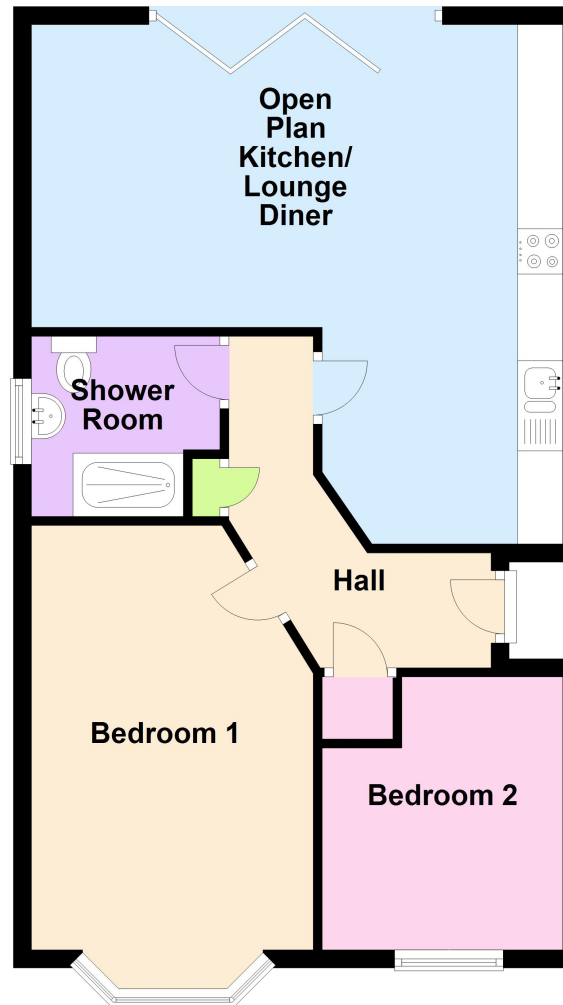
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 59.4 sq. metres (639.8 sq. feet)



Total area: approx. 59.4 sq. metres (639.8 sq. feet)

**SHARMAN
BURGESS** Est 1996

t: 01205 361161
e: sales@sharmanburgess.com
www.sharmanburgess.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC