



£189,995

3 Mulberry Court, Swineshead, Boston, Lincolnshire PE20 3LN

SHARMAN BURGESS

**3 Mulberry Court, Swineshead, Boston,
Lincolnshire PE20 3LN
£189,995 Freehold**

ACCOMMODATION

With partially obscure glazed entrance door with obscure glazed side panel leading into the entrance hall.

ENTRANCE HALL

With radiator, coved cornice, ceiling light point, telephone point, access to roof space, wall mounted central heating thermostat, airing cupboard with hot water cylinder and slatted linen shelving within.

LOUNGE

13' 7" x 12' 7" (4.14m x 3.84m)

With bow window to front aspect, radiator, coved cornice, ceiling light point.

Situated in a cul-de-sac location in the popular village of Swineshead, this detached two bedroom bungalow benefits from accommodation comprising an entrance hall, lounge, kitchen diner, two double bedrooms and a modern shower room. Further benefits include gas central heating, uPVC double glazing, single garage, enclosed rear garden and NO ONWARD CHAIN.



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KITCHEN DINER

13' 7" x 9' 5" (4.14m x 2.87m)

With roll edge work surfaces with inset one and a half bowl stainless steel sink and drainer unit with mixer tap, base level storage units, drawer units and eye level wall units, space for twin height fridge freezer, plumbing for automatic washing machine, integrated waist height oven and grill, four ring gas hob and fume extractor, window to rear aspect, obscure glazed door to rear aspect, radiator, coved cornice, ceiling mounted strip light.

BEDROOM ONE

11' 7" x 11' 4" (3.53m x 3.45m)

With window to front aspect, radiator, coved cornice, ceiling light point.

BEDROOM TWO

10' 8" x 9' 4" (3.25m x 2.84m)

With window to rear aspect, radiator, coved cornice, ceiling light point.

SHOWER ROOM

With a walk-in shower area with wall mounted mains fed shower and hand held shower attachment and fitted screen, pedestal wash hand basin, push button WC, radiator, tiled floor, fully tiled walls, coved cornice, ceiling light point, extractor fan, obscure glazed window, electric shaver point.

EXTERIOR

To the front, the property has a dropped kerb leading to a gravelled driveway which provides off road parking and a lawned garden. The driveway provides vehicular access to the garage.



**SHARMAN
BURGESS** Est 1996

GARAGE

16' 4" x 9' 4" (4.98m x 2.84m) (both maximum measurements)

With window to rear aspect, up and over door, power and light, personnel door to rear garden. Housing the wall mounted Worcester gas central heating boiler.

REAR GARDEN

The rear garden is predominantly laid to lawn, with beds and borders containing plants and shrubs, with the garden continuing around to the side of the property with a further lawned area. The garden is served by outside tap and lighting.

SERVICES

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

REFERENCE

1802522/MOR



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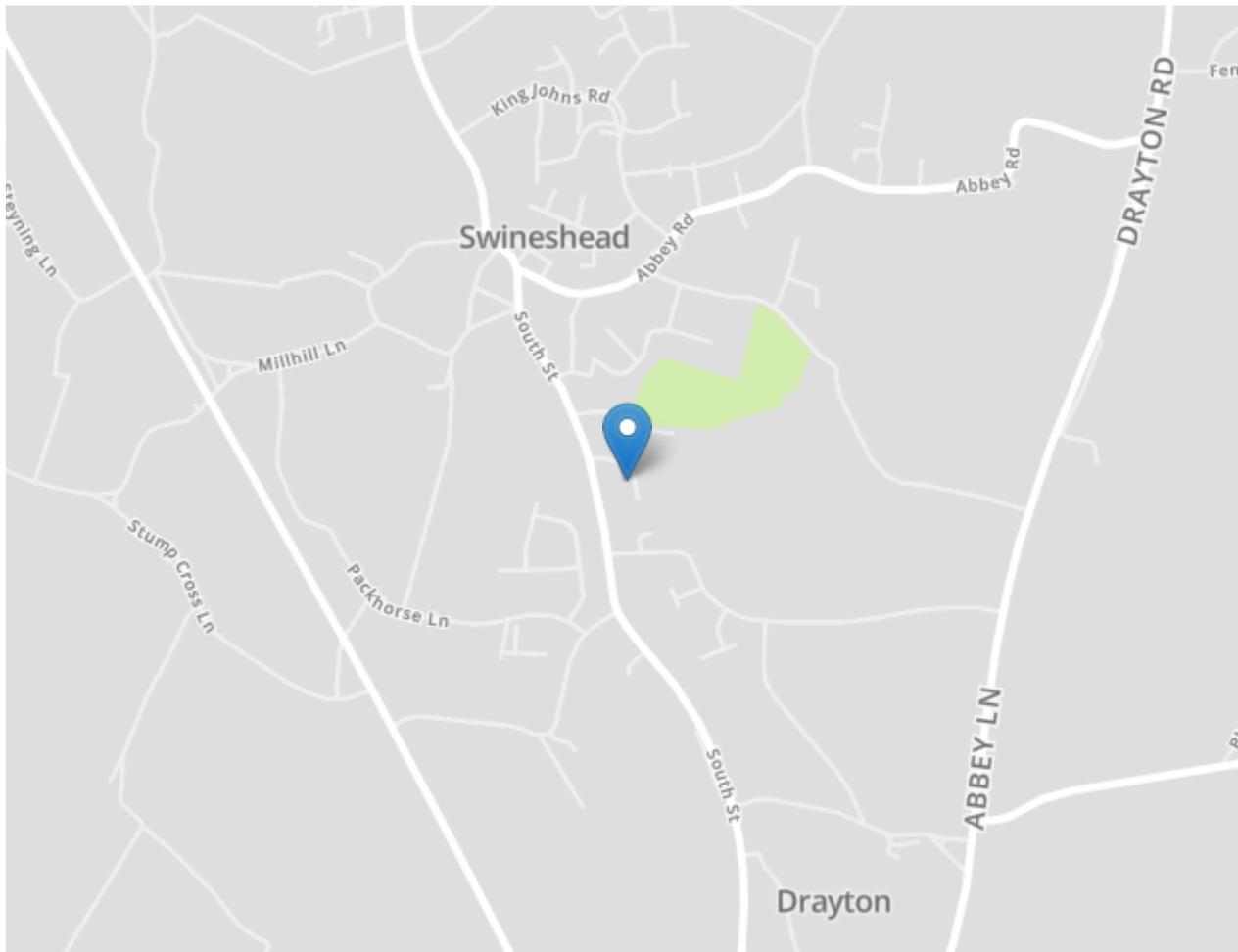
AGENT'S NOTES

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.

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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 Â£100 upon completion. For more information, please call us on 01205 361161.



SHARMAN BURGESS

Ground Floor

Approx. 77.3 sq. metres (831.9 sq. feet)



Total area: approx. 77.3 sq. metres (831.9 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |