

FAIRWEATHER
ESTATE AGENTS

Meres Way, Swineshead PE20 3FG

Asking Price £350,000

This spacious four bedroom family home is pleasantly situated at the end of a private driveway off Meres Way and was built by respected local builders Ashwood Homes.

The corner plot features a generous rear garden and block paved driveway leading to a double garage with further space for parking in front of the property when needed.



The ground floor accommodation includes a double aspect lounge with French doors and a media wall, a generous dining kitchen with a central island, dining space and doors to the garden plus a study, utility and cloakroom. The first floor is similarly spacious with four bedrooms, all doubles, along with two en-suite shower rooms and the bathroom.

The corner plot means that the garden size will be a pleasant surprise for many viewers, which has been enclosed and combines a generous patio area with a lawn. The garden, to together with the neighbouring green should prove particularly appealing to buyers with children to consider and dog owners alike.



Swineshead itself is a highly regarded village situated to the south of Boston, offering convenient access to both the A16 and A17. The village provides an excellent range of amenities including a post office, doctor's surgery, primary school, day nursery, fish and chip shop, farm shop, garden centre, public house, Co-op supermarket, and The Ivy restaurant.



- Spacious Four Bedroom Family Home
- Sought-After Village Location
- Situated On a Private Road Off Meres Way With a Neighbouring Green
- Four Double Bedrooms, Two En-suite Shower Rooms & Bathroom
- Open Plan Dining Kitchen With Central Island & Integral Appliances
- Double Aspect Lounge With Media Wall, plus Study
- Utility & Cloakroom
- Double Garage With EV Charger
- Gas-Fired Central Heating & uPVC Double Glazing
- Tenure: Freehold. Council Tax 'D'. EPC 'B 85'





2











Entrance - Via canopy porch with light and composite door into the **Entrance Hall** - Having stairs to the first floor with under-stairs cupboard, radiator, luxury vinyl flooring and doors arranged off to:

Lounge 6.84m x 3.53m (22'5" x 11'7") – The lounge enjoys a double aspect with With uPVC window overlooking the front and French doors to the rear garden and features a central media wall with TV connectivity, contemporary fire and recess shelving. Two radiators and controls for the central heating.

Study 3.69m x 3.04m (12'1" x 10') – With uPVC window to the front, the study could serve equally well as a dining room if needed and features a continuation of the luxury vinyl flooring. Radiator.

Kitchen 6.62m x 4.50m (21'9" x 14'9") – The kitchen is undoubtedly one of the highlights of the property, being light and well-appointed, with a suite of integral appliances including double oven, fridge and freezer, full size dishwasher and a substantial central island. The island provides further storage with additional cupboards and drawers, breakfast-bar style seating space and a central hob with Bosch extractor canopy. Pendant lights over the dining area complement the recessed lighting, under-lights and skirting lights and which together with the colour scheme makes this room feel particularly contemporary. The kitchen extends into the aforementioned dining area with a further door to the utility.

Utility 1.95m x 1.66m (6'5" x 5'5") – Has spaces for washing machine and tumble dryer, fitted shelving, cupboards to both base and eye level with work surface having an inset stainless steel sink/ drainer with mixer tap and a uPVC door leading out to the garden.

First floor accommodation landing – Has built-in cupboard housing the hot water cylinder. Radiator and doors arranged off to:

Bedroom One 5.40m x 4.50m (17'9" x 14'9") - The first floor benefits from having four double bedrooms and bedroom one and two could serve equally well as a master bedroom. This room has a double aspect with uPVC windows to the rear and side. Fitted wardrobes with shelving and a three-drawer dresser. Wardrobe-style double doors open to:

En-suite Shower Room 2.86m x 1.85m (9'5" x 6'1") – Comprising a walk-in double shower, hand basin with mixer tap and close-coupled WC. Fitted storage, heated towel rail and tiling as appropriate.

Bedroom Two 3.60m x 3.40m (11'10" x 11'2") - Also a good sized double bedroom with uPVC window overlooking the front, radiator and door to the 2nd En-suite.

2nd En-suite Shower Room 1.91m x 1.88m (6'3" x 6'2") – Comprising tiled shower enclosure, pedestal hand basin with mixer tap and tiled splashback, low-profile WC and heated towel rail.

Bedroom Three 3.61m x 3.37m (11'10" x 11'1") - Bedroom three overlooks the rear garden and has radiator.

Bedroom Four 3.77m x 3.13m (12'4" x 10'3") – A fourth double bedroom, bedroom four overlooks the front and has radiator and over-stairs cupboard.

Bathroom 2.57m x 1.91m (8'5" x 6'3") –The bathroom features a four-piece white suite with both a panel bath with mixer tap and shower attached and a separate tiled shower enclosure, a pedestal hand basin with mixer tap and a close-coupled WC. Heated towel rail and tiling as appropriate.

Outside – The property is approached over a private road which leads up to the block-paved driveway and **Double Garage 5.70m x 5.60m (18'8" x 18'4") –** With two up/over doors, power, light and door to the rear garden. The immediate front of the property has been gravelled with decorative railing to the front, which could also serve as parking when needed. The rear of the property has been enclosed and combines a generous patio area with a garden laid to lawn, and is an excellent size for families or dog owners alike.















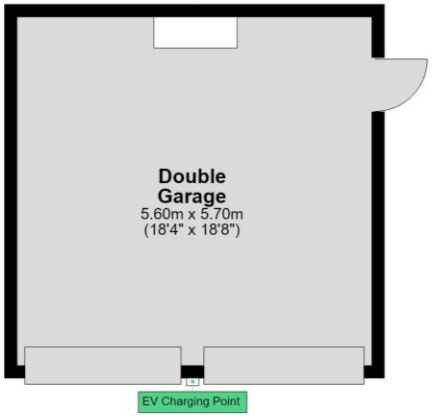






Garage to Left

Approx. 31.9 sq. metres (343.6 sq. feet)





All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer. All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

NOTE: The vendors have informed us of a yearly management fee, approx. £250 per annum.



FAIRWEATHER
ESTATE AGENTS

22 Dolphin Lane, Boston
Lincolnshire PE21 6EU

T| 01205 336122

E| sales@fairweather-estateagents.co.uk

