



2 Castle Close, Swineshead

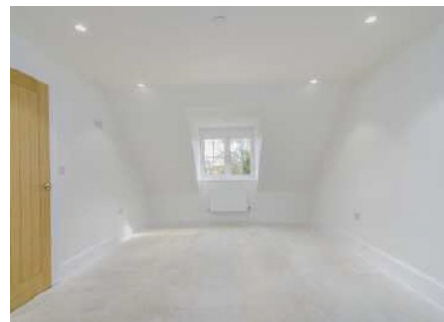
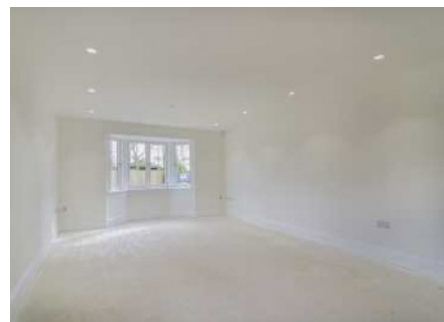
£365,000

Executive three/four bedroom detached family home offering private driveway with electronic gated entrance, off road parking and double garage. Impressive sized, contemporary new build home, within close proximity to local amenities including Shop, Post Office, village Pub and Hairdressers. Internally, the property comprises of a grand entrance hallway, bay fronted living room, large open plan kitchen diner with bi-fold doors to rear garden and breakfast bar, inner hall with access to dining room/bedroom four, a utility room, shower room and study. The galleried landing offers a master bedroom with fitted wardrobes and good sized four piece ensuite, two further double bedrooms and family bathroom. Private driveway with gated access to two executive homes, providing turning area, off road parking and double garage for each. The garden has patio area ideal for seating and entertaining.

PLEASE NOTE: The photos are used for marketing purposes only and some photos may be from the previous property that is now sold.

- **Executive Family Home**
- **Village Location**
- **Double Garage and Off Road Parking**

- **New Build Property**
- **Private Driveway**
- **Book your Viewing Today!**



ENTRANCE HALL

Part glazed Upvc composite door and window to front aspect. Exposed feature brick wall spanning from ground floor to first floor. Oak hand rails and glass panelling on the stairs leading to the first floor. Part glazed double opening doors to kitchen diner.

LIVING ROOM

21'5 x 12'7 (6.53m x 3.84m)

UPVC bay window to front and window to side. Spot lighting.

KITCHEN DINER

24'3 x 16'3 (7.39m x 4.95m)

Large kitchen diner, with Upvc Bi-Fold doors leading to rear garden and window. A selection of base and wall units with glitter granite work top over and adjoining breakfast bar. Integrated dishwasher, wine cooler, fridge freezer, double oven, microwave and five ring gas hob with stainless steel extractor over. Fully tiled flooring. Inset spot lighting. Television point. Space for dining room table.

INNER HALLWAY

Tiled flooring. Airing cupboard housing wall mounted boiler. Access to;

DINING ROOM/ BEDROOM FOUR

11'6 x 12'3 (3.51m x 3.73m)

UPVC window to rear aspect. Inset spot lighting.

STUDY

11'6 x 6'6 (3.51m x 1.98m)

UPVC window to front aspect. Inset spot lighting.

UTILITY

7'0 x 5'5 (2.13m x 1.65m)

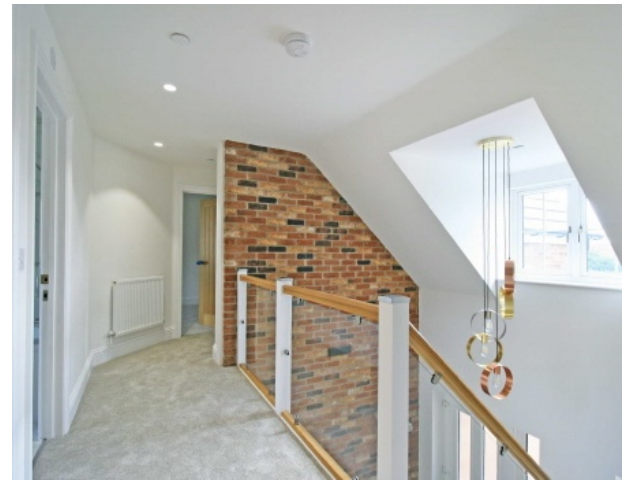
Door to the side aspect. A selection of base and wall units with worksurface over. Space for washing machine. Stainless steel sink with drainer.

SHOWER ROOM

UPVC window to side aspect. Toilet. Wash hand basin and shower cubicle. Chrome heated towel rail.

FEATURED LANDING

UPVC window to front elevation. Airing cupboard. Access to;



BEDROOM ONE

13'3 x 11'6 (4.04m x 3.51m)

UPVC window to front elevation. Two built-in wardrobes fitted with oak doors. Door leading to en-suite. Radiator. Inset spot lighting.

ENSUITE

Generous size ensuite. Upvc window to rear elevation. Part tiled splashback walls. Tiled flooring. Shaver point. His & Hers double bathroom vanity unit with inset sinks. Toilet. Freestanding bath tub with monobloc tap over. Fully tiled double shower cubicle with shower over and sliding door.

BEDROOM TWO

13'9 x 12'7 (4.19m x 3.84m)

UPVC window to front elevation. Built-in double wardrobe fitted with oak doors. Inset spot lighting. Radiator.

BEDROOM THREE

16'2 x 12'7 (4.93m x 3.84m)

UPVC window to rear elevation. Built-in double wardrobe fitted with oak doors. Inset spot lighting. Radiator.

BATHROOM

Upvc window to rear elevation. Part tiled splashback walls. Tiled flooring. P-shaped panelled bath with shower over and shower screen. Wash hand basin. Toilet. Inset spot lighting. Shaver point.

PRIVATE DRIVEWAY

Welcomed by a private drive with electronic opening gates providing access to two executive homes. Block paved driveway, off road parking and double garage.

REAR GARDEN

Patio area ideal for seating and entertaining. Garden gate to block paved parking. Optional pond or garden fencing.

SWINESHEAD

Swineshead is a small village seven miles west of Boston. It has easy road links to Spalding and Boston Town Centre. The village has a Church Hall, Chinese takeaway, The Wheatsheaf Pub, Post Office, convenience store and Hairdressers.



PROPERTY POSTCODE

For location purposes the postcode of this property is: PE20 3JD

ADDITIONAL INFORMATION

Freehold with vacant possession on completion. Integrated sprinkler system.

PLEASE NOTE: All photos are property of Ark Property Centre and can't not be used without their explicit permission. Please also note that the internal photos are of the other plot, however external photos are of the plot for sale.

VIEWING

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

OFFERS PROCEDURE

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations.

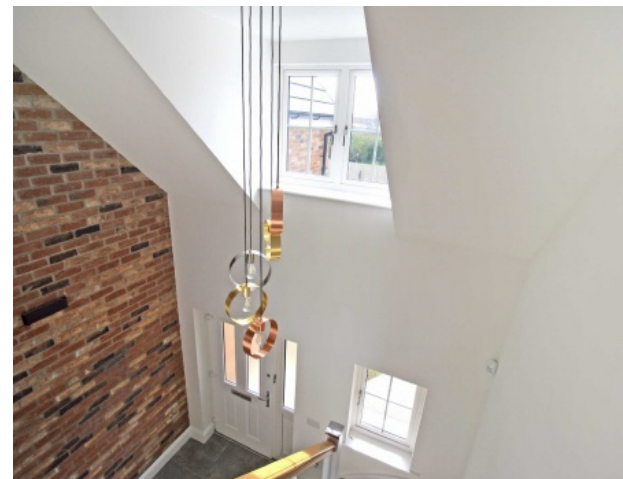
If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of your funds from your solicitor.

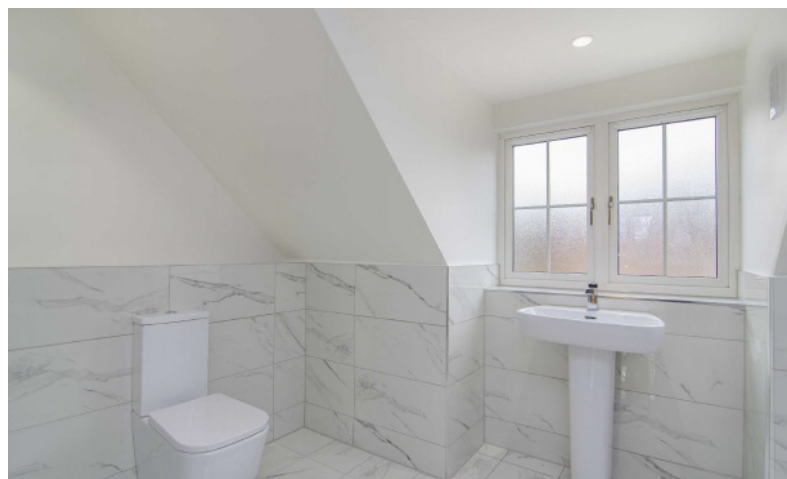
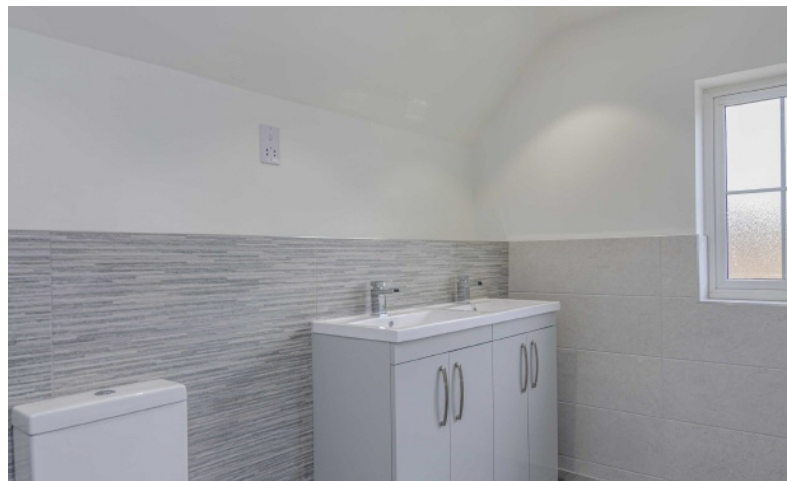
ARK PROPERTY CENTRE

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation. We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

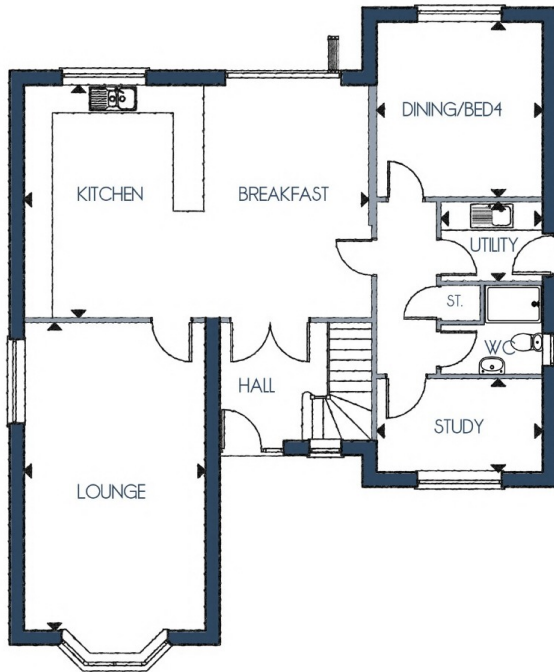
DISCLAIMER

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

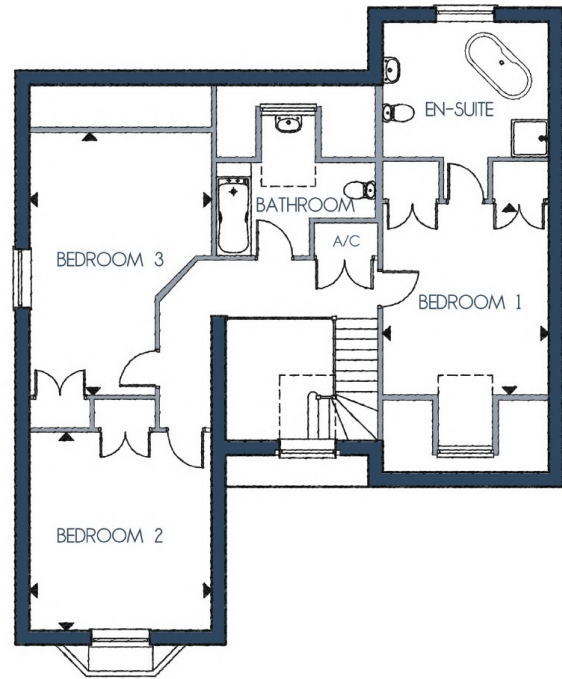








GROUND FLOOR



FIRST FLOOR

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