

Spacious 3 Bedroomed Grade II Listed Cottage with Garaging and Workshop in 0.22 Acres For Sale Freehold with Vacant Possession

Walnut Tree Cottage | North End | Swineshead | Boston | Lincolnshire | PE20 3NA



A Spacious and Modernised Property with 3 Reception Rooms, Utility, Conservatory and En Suite Master with Useful Workshop and Garaging
Located in Desirable Residential Area on the Edge of Popular Village

For Sale Freehold with Vacant Possession
£295,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The village of Swineshead is located to the north of the A17 trunk road in the South Lincolnshire Fens approximately 115 miles to the north of London. The A16 and the A52 trunk roads are also close by.

The village has a population of approximately 2,500 residents and a range of local amenities and a long history as mentioned in the Domesday Book, being located in Boston Rural District.

Spalding is located approximately 7 miles to the south, Boston approximately 9 miles to the north and King's Lynn 25 miles to the east and Nottingham approximately 40 miles to the west. Peterborough is approximately 25 miles to the south-west.

The community has a number of shops, public houses, a primary school and a range of local landmarks.

Accommodation...

Boot Room/Utility Room.....2.6m x 2.1m
Having a range of oak cupboards comprising base and full height units, worktops, stainless steel sink and matching tiled splashbacks.

WC

Having low level WC and hand basin.

Kitchen/Dining Area.....9.5m x 2.7m
Having a full fitted oak fronted kitchen in a country style.

Kitchen Area.....4m x 3.1m
Having a range of fitted cupboards and drawers with integrated fridge and appliances, range cooker, inset hob, complementary worktops with 1½ bowl sink with drainer, matching tiled splashbacks and inset spotlights.

Conservatory.....5.2m x 2.7m and 3m x 1.5m
Being double glazed and having tiled floor.

Living Room.....5m x 4.2m
Having double doors to the dining area, coal effect gas fire in timber surround.

Office.....3.8m x 4.3m
Having open fire in iron surround.

A staircase leads to the first floor.

Bedroom 1.....4.3m x 3.7m
En-suite Bathroom.....4.9m x 2.5m
Having modern attractive fittings comprising extensive fully fitted cupboards, 2 sinks, corner bath, being fully tiled with matching tiled floors, airing cupboard.

Bedroom 2.....4.3m x 2.7m
Having fitted sink in vanity unit.

Family Bathroom

Having corner bath, low level WC, full height shower and pedestal hand basin.

Bedroom 3.....2.7m x 3.3m
Having full height fitted cupboards.



Outside...

To the front of the property is a mature garden being set mainly to lawn with a block paved driveway leading to a gated courtyard to the rear.

The sale includes a number of garages and workshop located to the rear of the property.

Store Room.....4.1m x 3m
Being brick-built and Grade II Listed.

Double Garage.....7m x 6.3m
Triple Garage.....9.1m x 5.8m



EPC...

The property has an Energy Performance Asset Rating E49. Full details are available on request.

Outgoings...

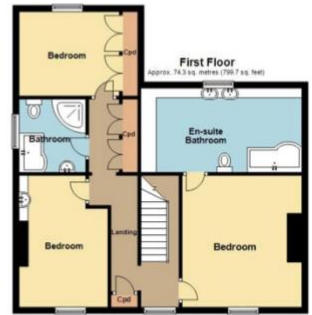
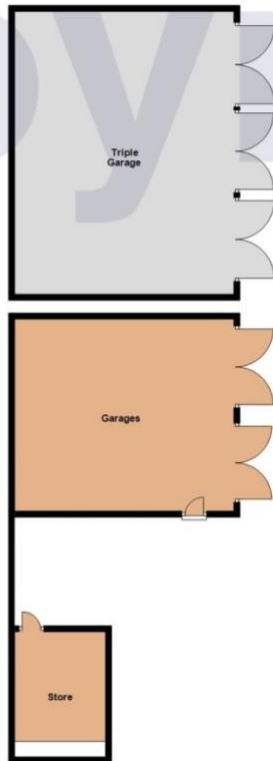
The property is rated at Council Tax Band D.

Viewing...

All viewings are to be made by appointment through the sole agent, Poyntons Consultancy.



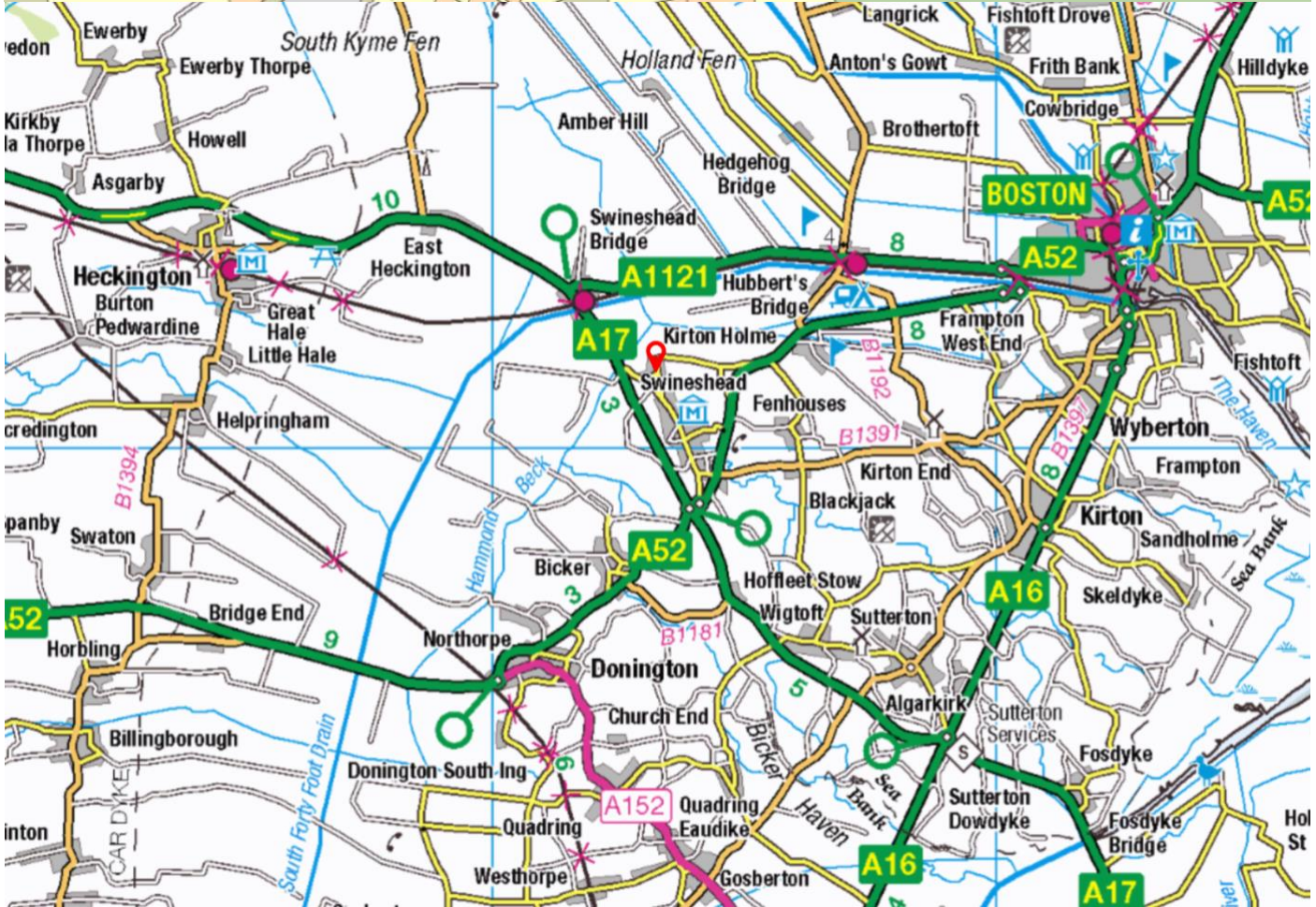
poyntons



poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com





Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy
 PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

