



Lightwater House, Station Road  
Swineshead, Boston, Lincolnshire, PE20 3PD

£475,000

## 5 Bedroom Detached House

- Freehold
- Four/Five Bedroom Detached Family Home
- Large Plot With Ample Off Road Parking And Double Garage
- Lounge, Kitchen Diner and Dining Room
- Study, W/c and Utility Room
- Non Estate Position Within Swineshead Village
- Gas Central Heating, UPVC Windows and Doors
- Viewing Advised
- EPC Rating - C, Council Tax Band - E

[Click here to access the Energy Performance Certificate for Lightwater House, Station Road, Swineshead, Boston, Lincolnshire, PE20 3PD](#)



## Overview

Situated within a non-estate location in the popular village of Swineshead, this substantial and versatile detached family home offers over 2,400 sq ft of accommodation, combining generous living space with a beautifully landscaped rear garden and excellent versatility for modern family living.



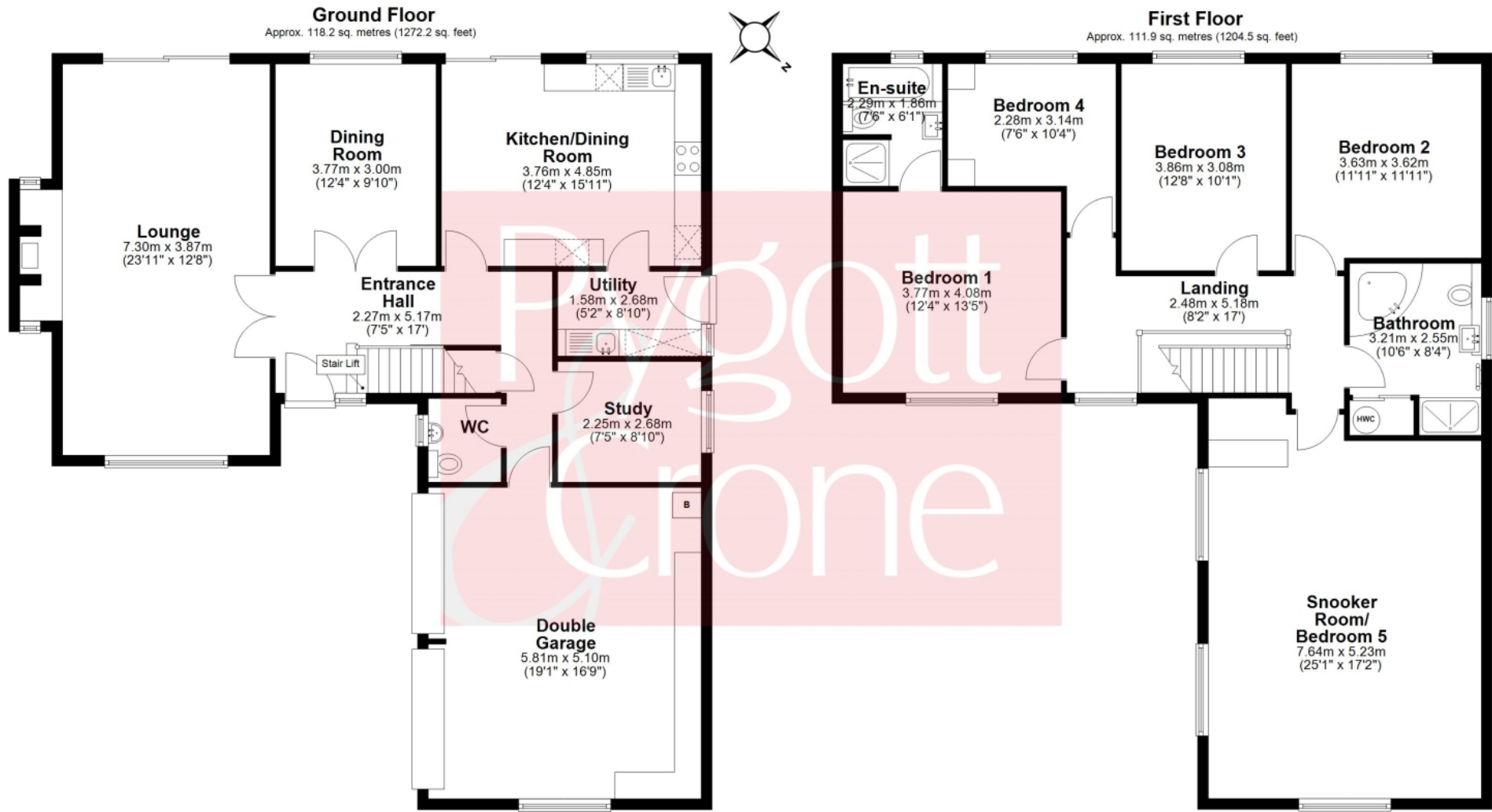
The accommodation is centred around a welcoming entrance hall which gives access to a spacious lounge measuring over 23ft in length, with sliding doors opening directly onto the outdoor seating area, creating an excellent flow between inside and out. There is also a separate dining room ideal for entertaining or family gatherings. To the rear of the property, the stylish Wren kitchen/dining room provides a modern and practical space with ample room for everyday dining, also benefitting from sliding doors opening onto the patio area. Further ground floor accommodation includes a separate utility room, study and WC. The property also benefits from gas central heating.

To the first floor, the property offers four well-proportioned bedrooms including a generous principal bedroom with en-suite shower room, alongside a modern family bathroom. A particular feature of the property is the substantial additional room currently utilised as a snooker room, measuring over 25ft in length, which offers excellent versatility and could easily serve as a superb fifth bedroom, games room, cinema room or multi-purpose family space.

Externally, the property is set back behind a driveway providing ample off-road parking and access to the double garage. To the rear, the landscaped garden is a standout feature, enjoying a generous lawned area, patio seating space enclosed by walling, established planting and a summer house, creating an excellent outdoor space for both relaxing and entertaining.







Total area: approx. 230.1 sq. metres (2476.7 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.



## Location



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