

Pygott & Crone

The Bungalow, Fenhouses Lane

Swineshead, Boston, Lincolnshire, PE20 3HE

£309,950

2 Bedroom Detached Bungalow

- Freehold
- Popular semi rural location
- Detached Bungalow
- 0.41 acre plot
- Driveway & garage
- Two reception rooms
- Only 3 miles from Swineshead village centre
- No onward chain
- EPC Rating - E, Council Tax Band - B

Click here to access the Energy Performance Certificate for The Bungalow, Fenhouses Lane, Swineshead, Boston, Lincolnshire, PE20 3HE





Overview

Spacious Detached Bungalow on Approx. 0.41 Acre Plot – Semi-Rural Position – No Onward Chain

Occupying a generous plot of approximately 0.41 acres in a peaceful semi-rural setting, this well-presented two-bedroom detached bungalow offers spacious and versatile single-storey living with the added benefit of a detached garage, extensive gardens and open countryside surroundings. Located approximately 3 miles from the sought-after village of Swineshead, the property enjoys a quiet rural feel whilst still remaining conveniently accessible to local amenities and transport links.

The accommodation briefly comprises an entrance hall, substantial lounge, fitted kitchen, separate dining room, bright and airy garden room overlooking the grounds, two well-proportioned double bedrooms and a spacious bathroom. In addition, there is a useful rear lobby, utility room and separate W/C, providing excellent practicality for everyday living.





Externally, the property stands on an impressive plot with extensive lawned gardens, ample off-road parking and a detached garage, offering excellent potential for buyers seeking outdoor space or gardening opportunities.

Further benefits include oil fired central heating, double glazing and the advantage of being offered to the market with no onward chain. The bungalow has been well maintained and is presented in very good condition throughout, making it an ideal purchase for a range of buyers including downsizers, families or those looking to enjoy countryside living with space both inside and out.

Agent Note: The vendors have advised that a new bio septic tank has been installed at the property to comply with current drainage regulations.

Overage Provision -The Seller shall retain the benefit of an overage provision on the land/gardens to the side of the bungalow. The Buyer covenants that, in the event planning permission is granted for residential or commercial development on the Overage Land within a period of twenty-five (25) years from the date of completion, the Seller shall be entitled to receive fifty per cent (50%) of the uplift in value attributable to the grant of such planning permission. This will apply for any additional residential or commercial dwellings built. Final wording and covenants of the overage to be formally contractual with solicitors.



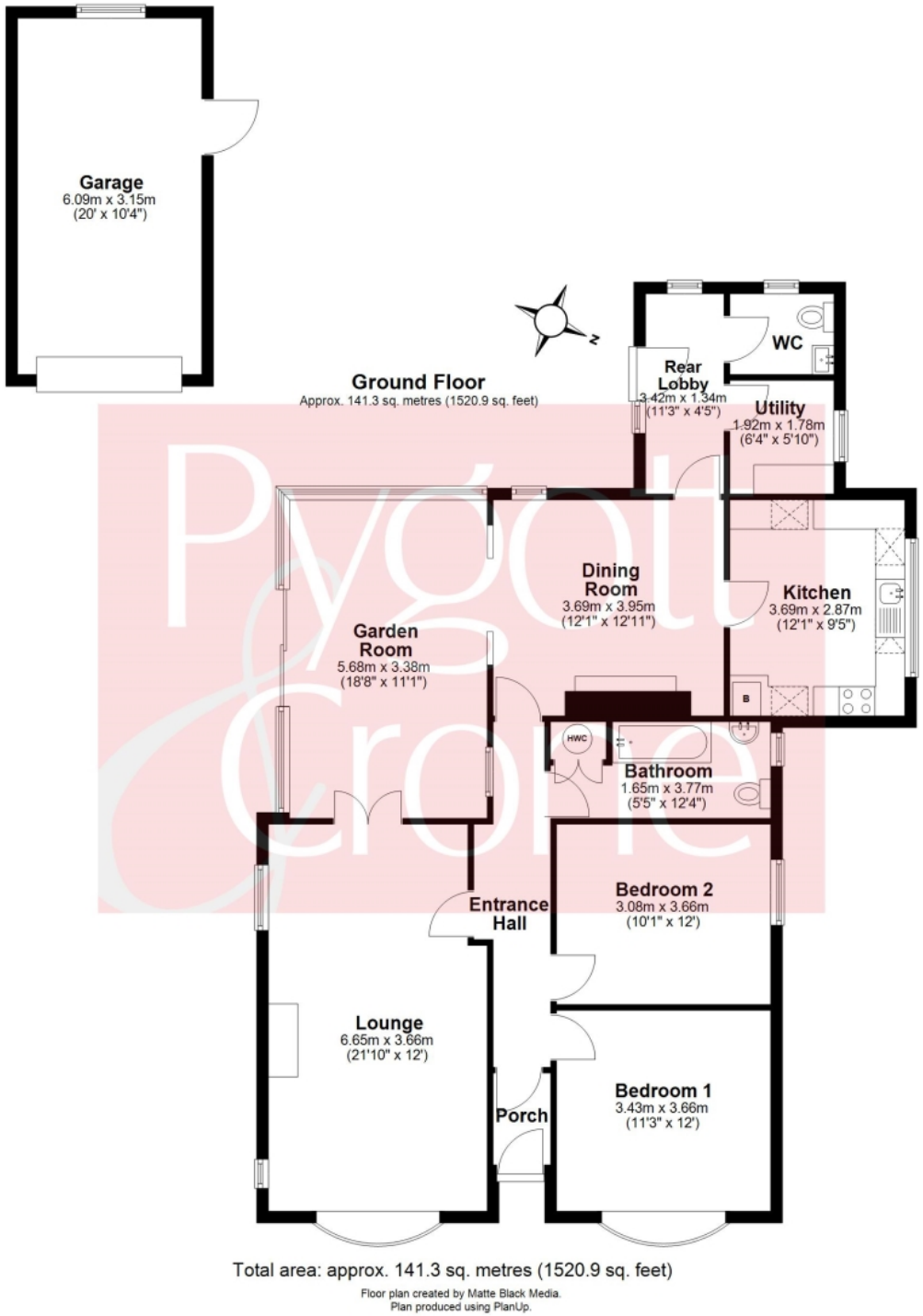







KEEP CALM HAVE A COFFEE




Garage
6.09m x 3.15m
(20' x 10'4")
Ground Floor
Approx. 141.3 sq. metres (1520.9 sq. feet)
N
WC
Rear Lobby
3.42m x 1.34m
(11'3" x 4'5")
Utility
1.92m x 1.78m
(6'4" x 5'10")
Dining Room
3.69m x 3.95m
(12'1" x 12'11")
Kitchen
3.69m x 2.87m
(12'1" x 9'5")
Garden Room
5.68m x 3.38m
(18'8" x 11'1")
B
HWC
Bathroom
1.65m x 3.77m
(5'5" x 12'4")
Entrance Hall
Bedroom 2
3.08m x 3.66m
(10'1" x 12')
Lounge
6.65m x 3.66m
(21'10" x 12')
Porch
Bedroom 1
3.43m x 3.66m
(11'3" x 12')
Total area: approx. 141.3 sq. metres (1520.9 sq. feet)
Floor plan created by Matte Black Media.
Plan produced using PlanUp.


STANLEY




Swarfega



Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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Pygott & Crone

The Bungalow, Fenhouses Lane, Swineshead
is on the market with our Boston branch

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