



31 Villa Walk
Swineshead, Boston, Lincolnshire, PE20 3FE

Offers Over
£300,000

4 Bedroom Detached House

- Freehold
- Four Bedroom Detached Family Home
- Swineshead Village Location
- Single Garage and Driveway for Multiple Cars
- En-Suite To Main Bedroom and Family Bathroom
- Lounge and Dining Room
- Spacious Heart Of The Home Kitchen
- Viewing Essential
- EPC Rating - B, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 31 Villa Walk, Swineshead, Boston, Lincolnshire, PE20 3FE](#)



Overview

Situated within the popular and well-served village of Swineshead, this impressive executive-style detached home offers generous and versatile accommodation, making it an ideal choice for growing families. Swineshead benefits from a range of local amenities including a Co-op, primary school, doctor's surgery, public houses and excellent transport links to Boston and the surrounding areas.

The property is approached via a driveway providing ample off-road parking and benefits from an EV charging point. Internally, the accommodation briefly comprises an entrance hall, spacious lounge, office, ground floor WC, utility room and an impressive open-plan kitchen/dining room extending to almost 29ft. The current owners enhanced the original specification by upgrading the kitchen with additional fitted units installed by the developer, creating further storage and workspace while making the room an even more practical hub of the home.



To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a modern family bathroom.

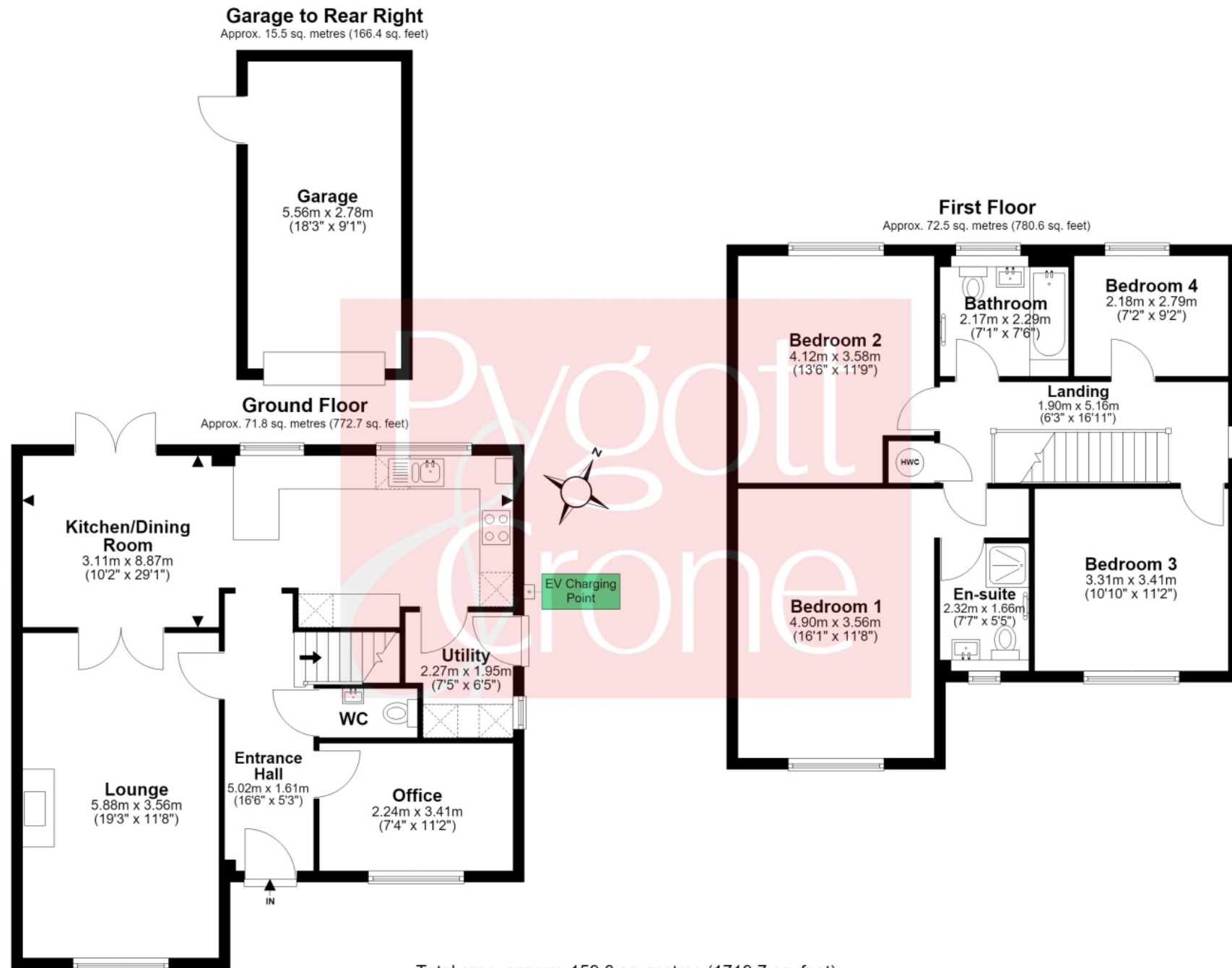
Outside, the property enjoys a generous rear garden with a decked seating area, lawned gardens and attractive planters, providing an excellent space for entertaining or relaxing. A detached garage is situated to the rear of the property.

A superb executive family home in a sought-after village location, offering well-balanced accommodation throughout. Viewing is highly recommended.

Agent's Note: We are advised by the seller that there is an estate service charge of approximately £250 per annum, payable towards the upkeep and maintenance of the estate and communal areas.







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



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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is on the market with our Boston branch

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01205 359111