



## 4 The Old School Yard, Boston, PE20 3BP

**£178,500**

- Quiet cul-de-sac location in the popular village of Swineshead
- Welcoming entrance hall with convenient ground-floor WC
- Bright lounge and spacious kitchen-diner overlooking the rear garden
- Two well-proportioned bedrooms and modern family bathroom
- Allocated parking space to the front of the property
- Attractive rear outlook with views across neighbouring paddock land

A delightful two-bedroom home tucked away in a quiet cul-de-sac in the heart of Swineshead. This well-presented property offers an inviting entrance hall with guest WC, a bright and comfortable lounge, and a spacious kitchen-diner overlooking the rear garden. Upstairs features two good-sized bedrooms and a modern family bathroom. Outside, the home benefits from allocated parking to the front, while to the rear you'll find peaceful views across neighbouring paddock land – a wonderful backdrop for relaxing or entertaining. An ideal first home, downsize, or investment opportunity in a sought-after village setting.

### Entrance Hall

PVC entrance door to front.

### Cloakroom 5'0" x 3'10" (1.53m x 1.19m)



Toilet. Wash hand basin. Radiator. Vinyl flooring.

### Lounge 14'7" x 10'5" (max) (4.47m x 3.20m (max))



PVC double glazed windows to front and rear. Stairs to first floor with under stairs cupboard. Skimmed ceiling. Radiator.



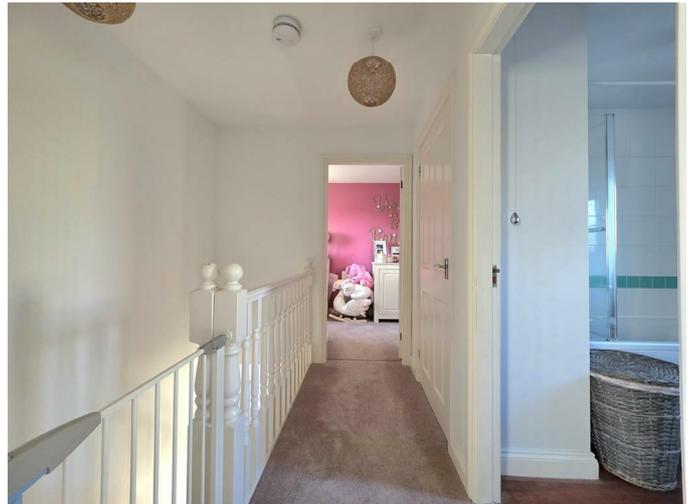
**Kitchen/Diner 14'7" x 8'11" (4.47m x 2.72m)**



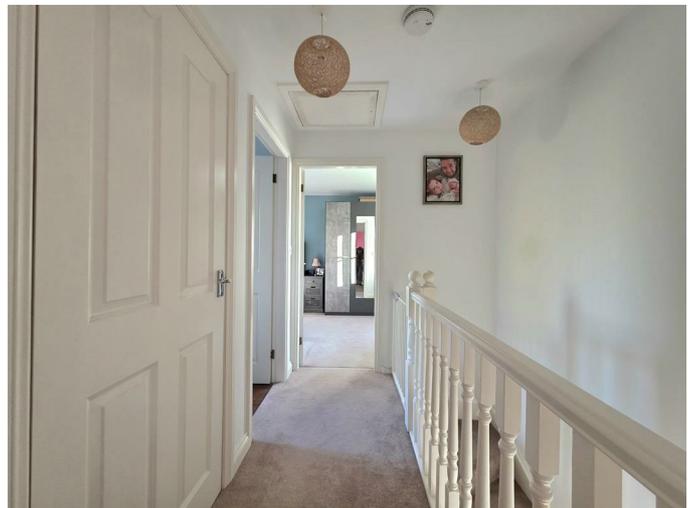
PVC double glazed window to front and French doors to garden. Fitted with a matching range of base and eye level units with work tops over. Sink unit with mixer tap. Built in electric oven. Five ring gas hob and extractor. Large storage/pantry. Wall mounted mains gas central heating boiler.



**First Floor Landing**



Airing cupboard. Doors to bedrooms and bathroom.



**Bedroom 1 14'9" x 9'1" (4.51m x 2.77m)**



PVC double glazed windows to front and rear. Skimmed ceiling. Radiator.

**Bedroom 2 14'9" x 7'5" (4.52m x 2.28m)**



PVC double glazed windows to front and rear. Radiator. Built in wardrobe.



**Bathroom 8'0" x 7'0" (2.44m x 2.15m)**



PVC double glazed window to front. Bath with shower over. Toilet. Wash hand basin with vanity unit. Extractor fan. Radiator.



**Outside**



There is allocated off road parking to the front of the property with gated access leading to the rear garden.

The rear garden has open views over neighbouring paddock land and is laid to lawn with patio seating area, perfect for family time or entertaining. There is outside light and cold water tap available.



**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold  
Council tax band: B  
Annual charge: No  
Property construction: Brick built  
Electricity supply: Octopus  
Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains  
Heating: Gas central heating  
Heating features: No  
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.  
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Allocated parking space  
Building safety issues: No  
Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C76

### Viewing Arrangements

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.

### Offer 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 Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

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 available 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.

### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use

any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

**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.

### Floor Plan



Ground Floor

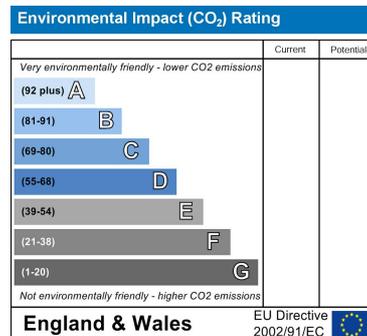
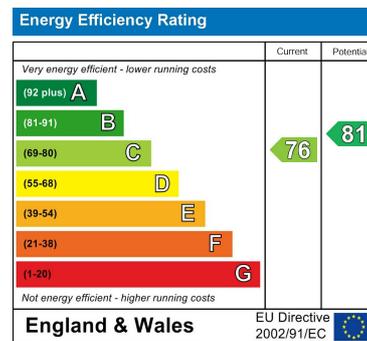


First Floor

### Area Map



### Energy Efficiency Graph



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