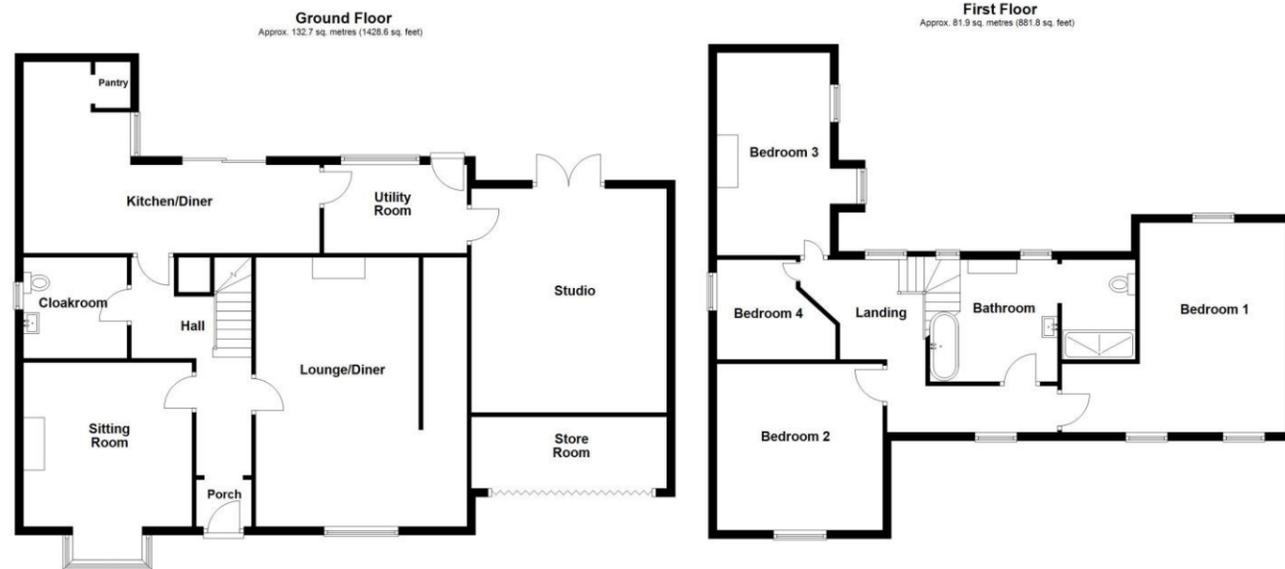


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 214.6 sq. metres (2310.3 sq. feet)



43 Tarry Hill, Swineshead, Boston, Lincolnshire, PE20 3LW

£425,000 Freehold

This lovely detached period home sits right in the heart of Swineshead and offers a great mix of character and spacious accommodation. With around 2,000 sq. ft. of total accommodation, it combines original features with modern updates to create a warm and inviting family home. The attractive frontage, with its bay window and sage green windows and doors, it gives the property real kerb appeal.

Attractive Detached Period Home | Over 2,300 Sq. Ft. Of Versatile Living Space | Two Spacious Reception Rooms With Log Burners | Farmhouse-Style Kitchen With Range Cooker | Bright Dining Area With Bi-Fold Doors To Garden | Large Studio Ideal For Gym Or Home Office | Four Generous Bedrooms | Stylish Family Bathroom With Freestanding Bath | Beautiful Mature Gardens With Decking And Pergola | Driveway Parking, Garage And Outbuildings | Full Of Character And Period Charm



Cloakroom - 8'2" x 7'11" (2.5m x 2.41m)

Kitchen/Diner - 14'11" x 9' (4.55m x 2.74m)

Utility Room

Lounge/Diner - 20'9" x 16'6" (6.32m x 5.03m)

Sitting Room - 13'2" x 12'10" (4.01m x 3.9m)

Studio

Store Room

Bedroom 1 - 17'6" x 17'2" (5.33m x 5.23m)

Bedroom 2 - 13' x 13' (3.96m x 3.96m)

Bedroom 3

Bedroom 4

Bathroom

DESCRIPTION

Inside, the entrance hall sets the tone with its original tiled floor and curved staircase. There are two generous reception rooms, including a cosy sitting room with exposed brick fireplace and wood-burning stove, and a bright, spacious lounge that also features a log burner. The kitchen has a lovely farmhouse feel with solid wood units, a range cooker and Belfast sink, opening into a light dining area with bi-fold doors that lead straight out to the garden. There is also a useful utility room, pantry and ground floor cloakroom, while the large studio offers excellent versatility for use as a gym, playroom or home office.

Upstairs, there are four good sized bedrooms. The main bedroom is particularly impressive, with dual aspect windows and a feature wall. The family bathroom includes a traditional claw-foot bath and separate shower.

Outside, the rear garden is a real highlight. It is large, private and well maintained, with mature trees, borders and a wide decked area that is perfect for entertaining. There is also a covered seating area, storage sheds, and parking to the front leading to the garage.

This is a lovely period home that offers space, character and flexibility, all within walking distance of village amenities, schools and transport links.

ACCOMMODATION

Entrance Hall

LOCAL AUTHORITY

Boston

TENURE

Freehold

COUNCIL TAX BAND

D