

# Jon Brambles

ESTATE AGENTS



**The Manor House, 39 High Street,  
Swinderby LN6 9LW**



A fabulous Grade II listed 5 bedroom detached property situated in the heart of this popular village. The property has oil fired central heating. The current vendors have commenced refurbishment works to the property, however these works are presently unfinished and therefore prospective purchasers should be aware that this superb home does require completion of works of the modernisation programme.

**£365,000**

Jon Brambles

ESTATE AGENTS

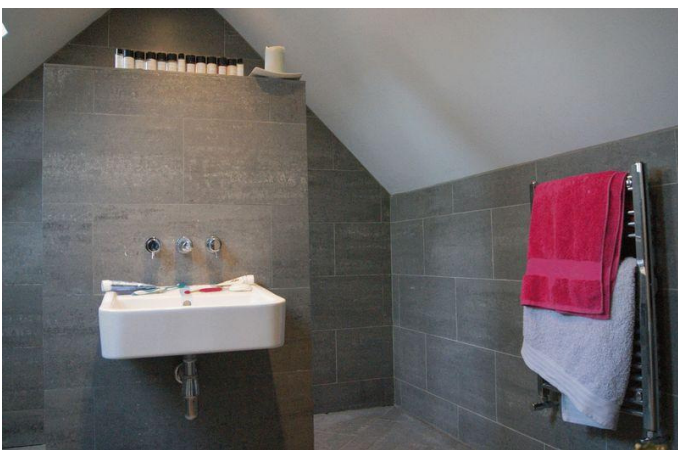


1-3 Barnby Gate | Newark | Nottinghamshire | NG24 1PX

08000 826 826

[sales@jonbrambles.com](mailto:sales@jonbrambles.com)

[www.jonbrambles.com](http://www.jonbrambles.com)



## Situation

The village of Swinderby is situated approximately 8 miles from the city of Lincoln and 8 miles from the market town of Newark. The village is approximately a mile from the A46 dual carriageway which offers easy access to both Nottingham and Leicester. Local amenities include a Church, Chapel, primary school, public house and bus services. There is excellent shopping in Newark including Waitrose. Newark Northgate railway station offers a service to London Kings Cross in just over 80 minutes. Amenities are also available at Collingham (approx 2 miles) where there is a medical centre, Co-op, family butchers and other amenities.

## Accommodation

Upon entering the front door, this leads into:

### Entrance Hallway

The entrance hallway has a dogleg staircase rising to the first floor and doors off to the lounge and dining room. The hallway is enhanced with a beamed ceiling, flagstone floor and two feature circular windows to the front elevation. In addition the hallway has wood panelling and provides an early indication of the character of this superb home. The hallway has underfloor heating.

### Downstairs Cloakroom

The downstairs cloakroom has a window to the rear elevation and flagstone flooring with underfloor heating. This room requires completion.

### Lounge 15' 5" x 15' 3" (4.7m x 4.65m)

This excellent sized and well proportioned reception room has two windows to the front elevation. The lounge is the principal area of the building that requires completion and is a delightful room that is full of character with an open fireplace, beamed ceiling and exposed timber framework. The Lounge has underfloor heating.

### Dining Room 15' 6" x 15' 0" (4.72m x 4.57m)

A further excellent sized and well proportioned reception room with two windows to the front elevation overlooking the garden. The dining room is currently used as the lounge and has a heavily beamed ceiling, exposed timberwork to one wall and a large fireplace with multi-fuel stove (which has the capacity to operate the central heating and hot water system) set on a stone hearth. From the dining room a doorway leads through into the breakfast kitchen. The dining room also has underfloor heating.

### Breakfast Kitchen 18' 3" x 15' 11" (5.56m x 4.85m)

This fabulous kitchen has two windows to the front elevation overlooking the garden and a door leading to the outside. The kitchen is currently fitted with a wooden base unit and central island. There is a twin Belfast sink, an aga set within the original fireplace and, within the central island, is an electric oven with two ring ceramic hob. The kitchen is enhanced with flagstone flooring, beamed ceiling and recessed ceiling spotlights. The breakfast kitchen is of sufficient size to accommodate a dining table. A step and door lead through into the rear kitchen and a further door leads through into the walk-in pantry. The kitchen has underfloor heating.

### Walk-In Pantry

Having quarry tiled flooring and space and plumbing for a washing machine.

### Rear Kitchen 23' 5" x 11' 3" (7.14m x 3.43m)

The rear kitchen has dual aspect windows to the front and rear elevations, a door leading out to the garden, a personal door leading into the garage and a second staircase leading to the first floor. The kitchen area is fitted with a comprehensive range of base and wall units with solid wood work surfaces and a one and a half bowl stainless steel sink. Integrated appliances include an electric oven with ceramic hob and extractor hood above, dishwasher, fridge and freezer. The rear kitchen also has space and plumbing for a washing machine. This room is of sufficient size to comfortably accommodate further dining or occasional furniture, is enhanced with solid wood flooring and could form part of a self contained annexe should a prospective purchaser wish to use it for that purpose.

### First Floor Landing

There are two staircases to the first floor and the staircase from the rear kitchen leads to a small landing which provides access to bedroom one.

### Bedroom 1 16' 1" x 12' 9" (4.9m x 3.89m) At its widest points

This bedroom has two windows to the side elevation. There is a feature fireplace (non working), access to the roof space, central ceiling light and a door leading through to the bathroom.

### Wet Room

The wet room has two skylight windows to the rear elevation and is fitted with a shower, wash hand basin and WC. This room is also fitted with a bath and a heated towel rail. The wet room is further complemented by having electric underfloor heating, recessed ceiling spotlights and a built-in cupboard.

### Bathroom

This bathroom is 'Jack & Jill' in style and is accessed from both bedroom one and two. The bathroom comprises a roll top bath, wash hand basin and WC, and also has a mains shower. The room is enhanced with ceramic tiled flooring with electric underfloor heating, ceramic tiled walls, and recessed ceiling spotlights. There is also a heated towel rail installed.

### **First Floor Landing**

The landing has a window to the front elevation, and two circular feature windows. There is a staircase returning back to the ground floor and a further staircase rising to the second floor. Also off this landing is access to a further bathroom.

### **Bedroom 2 15' 6" x 15' 4" (4.72m x 4.67m)**

Having two windows to the front elevation overlooking the garden. This bedroom is further enhanced with a heavily beamed ceiling, a comprehensive range of fitted oak wardrobes and wood panelling to one wall. This bedroom leads through to the first floor landing.

### **Bathroom**

This bathroom has an opaque window to the rear elevation and fitted with a coloured suite comprising bath, pedestal wash hand basin and WC. This bathroom also has a useful storage cupboard.

### **Bedroom 3 15' 2" x 13' 5" (4.62m x 4.09m)**

A further large double bedroom with two windows to the front elevation. This room also has a feature fireplace (non working), a heavy beamed ceiling and a comprehensive range of fitted wardrobes.

### **Second Floor Landing**

The staircase rises from the first floor landing to the second floor landing which provides access to bedrooms four and five.

### **Bedroom 4 16' 1" x 10' 5" (4.9m x 3.18m) At its widest points (this room has restricted head height)**

A double bedroom with two windows to the side elevation and a storage cupboard located within the eaves. Once again this bedroom has exposed beams and recessed ceiling spotlights.

### **Bedroom 5 14' 8" x 10' 7" (4.47m x 3.23m)**

A double bedroom with two windows to the side elevation, storage within the eaves, exposed beams to the ceiling and recessed ceiling spotlights. This bedroom also provides access to the roof space.

### **Shower Room**

This small shower room is fitted with a walk-in shower cubicle, WC and wash hand basin.

### **Outside**

The property stands side onto the High Street with the garden being all to the front. The garden is fully enclosed, laid principally to lawn and contains a vast array of mature shrubs and plants. There is a patio area adjacent to the front of the property and gated pedestrian access back on to the High Street. To the rear of the property is a driveway that provides off-road parking for several vehicles and leads up to the garage.

### **Garage**

The garage has an electrically operated up and over door and a personal door returning into the house. The central heating boiler is located within the garage.

### **Council Tax**

The property is currently in Band F.

### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority/Services**

All mains services are believed to be connected, unless otherwise stated within these particulars.  
North Kesteven District Council, Lincs, 01529 414155

### **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

**Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00001858 02 April 2014

The Manor House, 39 High Street, Swinderby LN6 9LW



Floor plan for illustration purpose only, not to scale and not to be relied upon for measurement etc.