



BRITISH
PROPERTY
AWARDS

2018
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



3 Corby Road, Swayfield

Grantham, NG33 4LQ

£360,000

SUMMARY

- Charming Three Bedroom Detached Barn Conversion
- Over 1200 Sq Ft Of Living Accommodation
- Kitchen
- Dining Room & Living Room
- Bi-Folding Doors To Rear Garden
- Bathroom & En Suite
- Enclosed Rear Garden With Summer House
- No Onward Chain





***** NO CHAIN *****

***** NEW CARPETS *****

***** OFF ROAD PARKING *****

Nest Estates are pleased to offer for sale this quaint three bedroom barn conversion offering over 1200 Sq Ft of living accommodation. The property briefly comprises; Entrance Hall, Kitchen, Dining Room, Living Room with bi-folding doors to rear garden, Three well proportioned bedrooms, Family Bathroom, En Suite to main bedroom, Off Road Parking & Enclosed Rear Garden Space with summer house.

AGENTS NOTES: The garden benefits from an electric remote controlled awning and a summer house that has electric to it.

The village of Swayfield is almost equidistant between Stamford to the South and Grantham to the North. The A1 sits to the east within a couple of miles driving distance. The village itself has a parish church and a well regarded public house and a very active village hall with weekly clubs and events through out the year. The neighboring villages of Colsterworth (4 miles) and Corby Glen (2 miles) offer day to day shopping and primary schools. A secondary school is also located in Corby Glen as is the Doctor's surgery. Further shopping, leisure and schooling facilities are available in both Stamford and Grantham. Bourne just 9 miles west is a market town offering an extensive array of shopping, leisure and schooling. The well regarded Bourne Grammar School co educates girls and boys aged 11-18 years.



Tenure: **Freehold**

EPC Rating: **TBC**

Council Tax Band: **TBC**

Local Authority: **South Kesteven District Council**

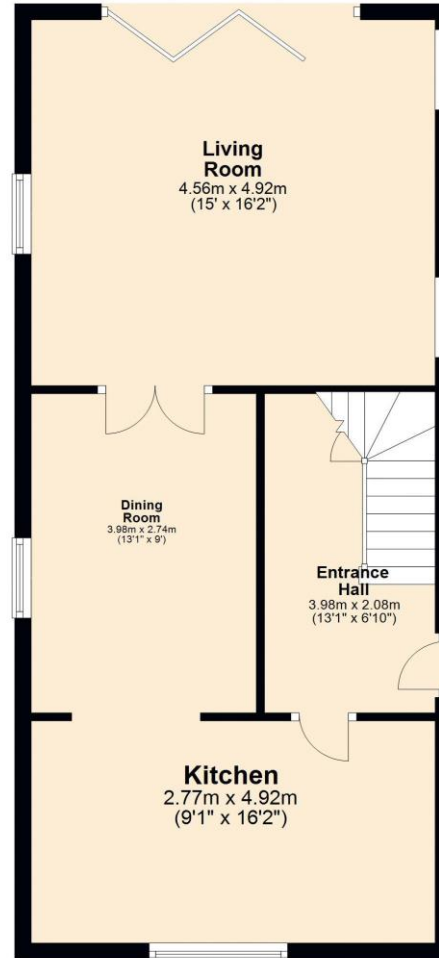
Services: **Oil Fired Central Heating**

DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

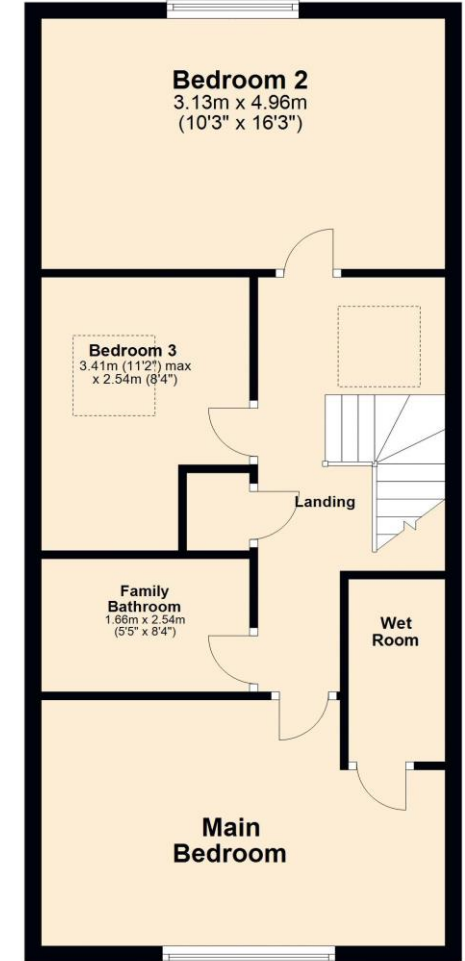
Ground Floor

Approx. 56.6 sq. metres (609.2 sq. feet)



First Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



Total area: approx. 113.6 sq. metres (1222.7 sq. feet)

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