



## The Former Vicarage, 27 Station Road Swinderby, Lincoln, LN6 9LY

**£350,000**

A detached family home situated within the pleasant village of Swinderby. The internal living accommodation briefly comprises of Side Entrance Porch, Main Entrance Hall, Separate WC, Lounge, two further Reception Rooms, Kitchen, Front Entrance with two Outside Stores and a First Floor Landing leading to four Bedrooms and the Family Bathroom. Outside the property is situated in a pleasant non estate position with a gated driveway providing off road parking/hardstanding for vehicles and two Garages. There are gardens to the front, side and rear. The property further benefits from oil fired central heating and viewing is recommended. The property is being sold with no onward chain.







**SERVICES**

Mains electricity, water and drainage are understood to be connected to the property. Oil fired central heating.

**EPC RATING** – D

**COUNCIL TAX BAND** – E

**LOCAL AUTHORITY** - North Kesteven District Council

**TENURE** - Freehold

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Leaving Lincoln along the A46 towards Newark and at the halfway house roundabout turn right where signposted Swinderby. Continue along until the road bears right and then almost immediately turn left onto Moor Lane. Continue along Moor Lane into the village of Swinderby, eventually turning right onto Station Road and proceed along until the property can be located on the left hand side.







## LOCATION

Swinderby is a reasonably sized village and is located approx. 8 miles South West from the City of Lincoln and approx. 6 miles North East of the Market Town of Newark. Local amenities include a Village Hall, Playing Field, Primary School and Public House. The village is within a short car journey of the A46 and A17 Main Roads. More major facilities and amenities can be found in the City of Lincoln and the Market Town of Newark. From Newark further connections can be made on the A1 North/South Road and East coast Mainline. The property is located within the North Kesteven District Council administrative area.

## ACCOMMODATION

### SIDE ENTRANCE PORCH

With entrance door and double glazed windows.

### ENTRANCE HALL

With stairs rising to the first floor landing.

### WC

With WC, wash hand basin and UPVC window.

### LOUNGE

19' 2" x 11' 11" (5.84m x 3.63m), with three UPVC windows, UPVC patio doors to the side garden, double radiator and open fireplace.

### RECEPTION ROOM

11' 10" x 11' 9" (3.61m x 3.58m), with five UPVC windows and a radiator.

### RECEPTION ROOM

12' 0" x 9' 9" (3.66m x 2.97m), with three UPVC windows and a radiator.

### KITCHEN

15' 1" x 11' 10" (4.6m x 3.61m), with fitted wall, base units and drawers with work surfaces over, part tiled surround, oil fired central heating boiler, radiator and two UPVC windows.

### FRONT ENTRANCE

With UPVC window and two outside store areas.

### FIRST FLOOR LANDING

With UPVC window and access to the roof void.

### BEDROOM

14' 10" x 11' 11" (4.52m x 3.63m), with two UPVC windows and radiator.

### BEDROOM

11' 10" x 11' 10" (3.61m x 3.61m), with UPVC window and radiator.

### BEDROOM

12' 0" x 9' 9" (3.66m x 2.97m), with UPVC window and radiator.

### BEDROOM

11' 11" x 6' 11" (3.63m x 2.11m), with UPVC window and radiator.





## BATHROOM

With suite to comprise of bath, WC and wash hand basin, radiator, two UPVC windows and airing cupboard housing the hot water cylinder.

## OUTSIDE

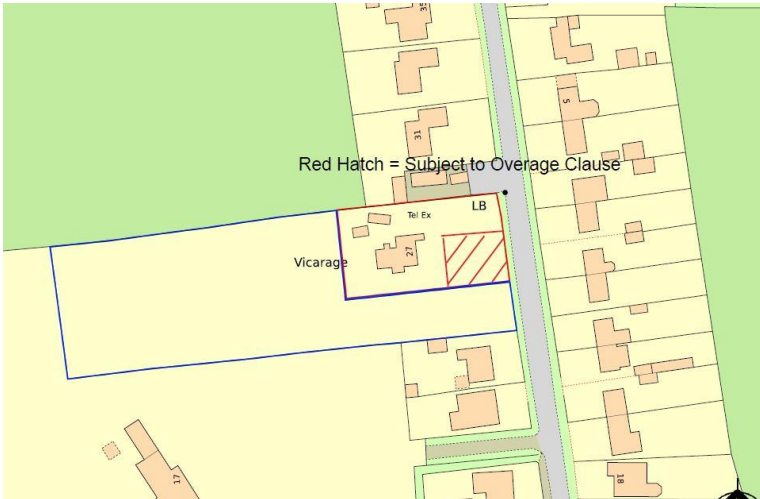
There is an extensive and gated gravelled driveway providing off road parking/hardstanding for vehicles. There are two detached garages and outside store. The front mature lawned garden has a variety of trees and shrubs. The lawned area extends to both the side and rear of the property. There is also an oil tank and outside tap.

## DISCLAIMERS

The property is sold as seen and please note that the buyer should, at their own expense, make arrangements for any repairs, alterations or upgrades they might require to be undertaken to the property.

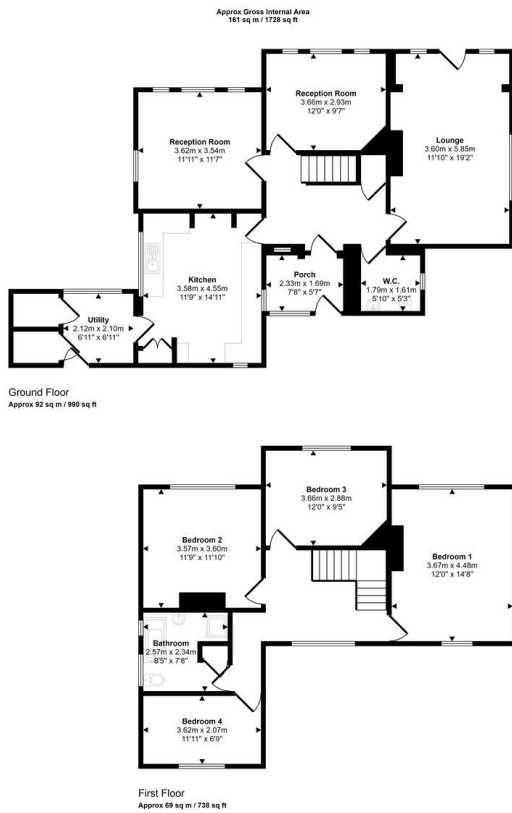
The buyer should be aware that the property is subject to a restrictive covenant limiting the property to use as a single house or private dwelling.

An overage provision would be attached to the red hatched area in the title plan such that for 80 years from the date of sale, the seller would be entitled to 50% of the increase in value of the red hatched area, following the sale with the benefit of, or the implementation of, a planning permission for any use beyond that of garden ground or non-residential outbuildings ancillary to the main house. The seller is willing to split the title, with the red hatched area having its own title deed subject to the overage clause if needs be.



The Title of the property is in the process of being amended and the proposed new extent of the property is shown edged red on the plan attached. The vendors will be retaining the area of land edged blue. The proposed new boundary lines are identified on site by stakes and a new boundary fence will be erected by the vendor along this line. The site area with the house is 0.3 acres.

The buyer would not be able to name the property "The Vicarage". However "The Former Vicarage" would be acceptable.



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**REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO**  
Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CW and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them then we will receive a referral fee of up to £25.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**  
1. None of these services or equipment have been checked or tested.  
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**  
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys is any authority to make or give representation or warranty in relation to this property.
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