



**64 High Street**

Swinderby, Lincoln, LN6 9LU



Book a Viewing!

**£535,000**

Situated in a private tucked away position on a generous plot of approximately 0.31 acres (STS), a spacious three bedroom detached bungalow, much improved by the current owner. The impressive accommodation on offer comprises of Hall, a generously sized Lounge with bay window, high specification Kitchen/Diner, a wonderful Garden Room, three double Bedrooms, with the Master having a Dressing Room and En-suite Shower Room, and a luxury five piece Family Bathroom. The property is approached by a long gravelled driveway and the property further benefits from a double garage and front and rear gardens. Viewing of this stunning property is highly recommended to appreciate all it has to offer. No Onward Chain.







#### **SERVICES**

Mains electricity, water and drainage. Oil fired central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

**LOCAL AUTHORITY** - North Kesteven District Council.

**TENURE** - Freehold.

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

#### **LOCATION**

Swinderby is a village in the North Kesteven District of Lincolnshire, offering a range of amenities for residents and visitors. The village features a public house, church, village hall, two playing fields and a primary school with a nursery. The village is conveniently located near the A46, providing easy access to nearby Cities such as Lincoln and Newark-on-Trent. Swinderby also has a railway station on the Nottingham to Lincoln Line, offering additional transport options for residents.





#### HALL

With wood finish flooring and radiator.

#### LOUNGE

20' 5" x 13' 3" (6.23m x 4.04m) With double glazed bay window to the front aspect, electric feature fire, wood finish flooring and radiator.

#### KITCHEN/DINER

24' 5" x 10' 4" (7.46m x 3.17m) Newly fitted with a range of high quality wall and base units with work surfaces over, 1 1/2 bowl sink with Insinkerator and Quooker tap, eye level electric oven, eye level combi oven with warming drawer, 5 ring induction hob with extractor fan, integrated dishwasher, spaces for American fridge freezer and wine cooler, spotlights, tiled flooring, two radiators, double glazed window to the rear aspect and door to the garden.



#### GARDEN ROOM

11' 4" x 9' 8" (3.46m x 2.95m) With two sets of double glazed Bi-fold doors to the rear garden, double glazed window to the side aspect and tiled flooring with underfloor heating.

#### UTILITY ROOM

With spaces for washing machine and tumble dryer, towel radiator and tiled flooring.

#### BEDROOM 1

11' 5" x 9' 10" (3.49m x 3.00m) With double glazed window to the rear aspect and radiator.

#### DRESSING ROOM

8' 9" x 7' 0" (2.68m x 2.15m) Fitted with a double wardrobe, double glazed window to the rear aspect and radiator.

#### EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, Japanese style Vitra V-Care smart WC and twin wall mounted wash hand basins, two chrome towel radiators, tiled walls, tiled flooring with underfloor heating and spotlights.

#### BEDROOM 2

13' 1" x 10' 5" (4.01m x 3.18m) With double glazed window to the front aspect, a range of fitted wardrobes and radiator.

#### BEDROOM 3

11' 5" x 10' 1" (3.49m x 3.08m) With double glazed window to the front aspect, fitted wardrobes and radiator.

#### BATHROOM

Fitted with a luxurious five piece suite comprising of freestanding bath, shower cubicle, close coupled WC and twin wash hand basins, chrome towel radiator, tiled walls, tiled flooring with underfloor heating, spotlights and double glazed window to the side aspect.





## OUTSIDE

The property sits at the end of a long private driveway in a tucked away position. The driveway is mainly gravelled with a hard standing area providing off street parking for several vehicles and access to the double garage. The double garage has twin up and over doors, light and power. There is a front garden laid mainly to lawn with mature shrubs and flowerbeds. To the rear of the property there is an enclosed garden laid mainly to lawn with decked seating area, boiler room with oil fired central heating boiler, timber shed with power, Summer house, mature shrubs, well stocked borders and flowerbeds.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gison 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.

CWH, J. Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### 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 the 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.

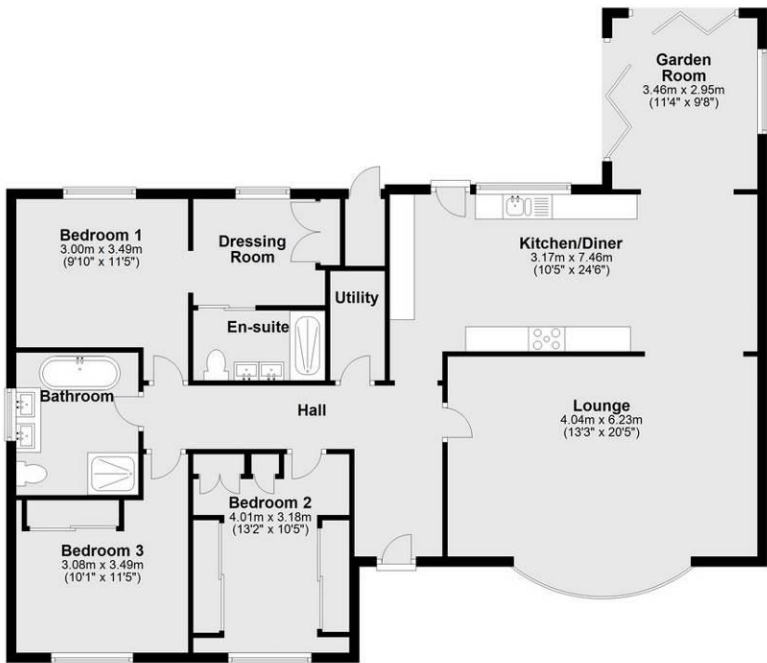
### GENERAL

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 the vendors (Lessors) for whom they act as Agents given the ethical:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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**Ground Floor**  
Approx. 134.4 sq. metres (1447.2 sq. feet)



Total area: approx. 134.4 sq. metres (1447.2 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

