



Corby Road, Swayfield

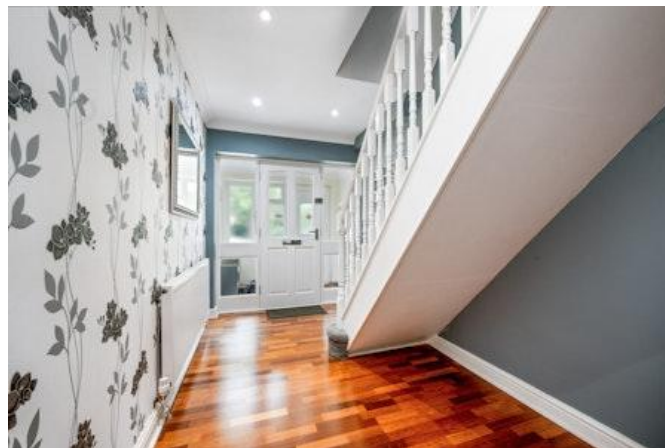
 **NEWTON FALLOWELL**

4 2 3

Key Features

- Immaculately Presented Four Bedroom Family Home
- Private Rear Garden with Large Outside Entertainment Space
- Ample Off Road Parking and Integrated Double Garage
- Offering Great Living Accommodation and Reception Multiple Rooms
- Highly Sought After Village Location
- Council Tax Band - D
- EPC Rating - TBC
- Freehold

Offers in excess of £555,000





Located in the highly sought-after village of Swayfield, this impressive and generously proportioned four-bedroom detached home offers an abundance of living space both inside and out. Backing onto open playing fields and boasting a beautifully landscaped garden, this property is perfectly suited for family life.

Step inside via the welcoming entrance hall, where a bright staircase leads to the first floor. To your left, you'll find the expansive kitchen-diner, complete with extensive worktop space and a range of built-in appliances. Just off the kitchen is a separate utility room, a convenient storage cupboard, and a downstairs cloakroom. The ground floor continues with a spacious living room, a formal dining room to the rear with French doors opening to the garden, and two additional versatile reception rooms — one currently used as a snug/family room, and the other as a home gym, also featuring French doors to the outside.

Upstairs, four generous double bedrooms await. The principal bedroom benefits from fitted storage and, along with bedroom two, shares a large Jack-and-Jill shower room. A four-piece family bathroom completes the first floor, and from the landing, there is access to a versatile attic room, ideal as a hobby or games room.



Outside, the property offers ample off-road parking and an oversized integrated double garage with electric up-and-over doors. The standout feature is the stunning rear garden, designed for entertaining and relaxation, featuring a large covered seating area, a brick-built barbecue, and a bespoke suspended firepit. Mature borders and trees frame the lawn, and a private gate provides direct access to the neighbouring playing fields.



Porch 2.22m x 1.38m (7'4" x 4'6")

Entrance Hall 2.05m x 4.07m (6'8" x 13'5")

Living room 7.67m x 3.68m (25'2" x 12'1")

Games Room 3.67m x 5.32m (12'0" x 17'6")

Gym 3.67m x 3.89m (12'0" x 12'10")

Dining Room 2.69m x 3.55m (8'10" x 11'7")

Kitchen 2.42m x 3.55m (7'11" x 11'7")

Second Dining Room 3.53m x 3.11m (11'7" x 10'2")

Utility Room 1.91m x 3.2m (6'4" x 10'6")

Cloakroom 0.77m x 1.39m (2'6" x 4'7")

Landing 3.75m x 2.64m (12'4" x 8'8")

Bedroom One 4.01m x 3.35m (13'2" x 11'0")

Jack & Jill Bathroom 2.51m x 2.47m (8'2" x 8'1")

Bedroom Two 4m x 3.06m (13'1" x 10'0")

Bedroom Three 3.6m x 2.6m (11'10" x 8'6")

Bedroom Four 2.25m x 3.2m (7'5" x 10'6")

Bathroom 2.35m x 3.2m (7'8" x 10'6")

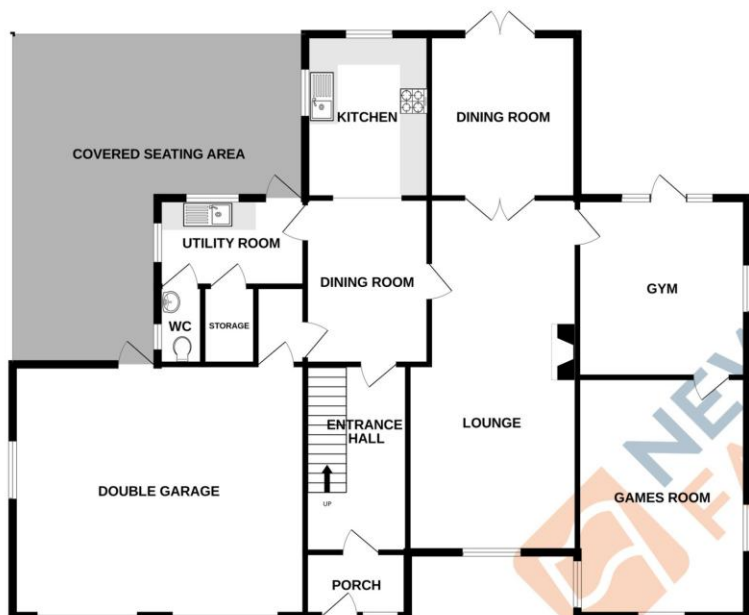
Attic Room 2.86m x 2.74m (9'5" x 9'0")

Double Garage 6.33m x 5.67m (20'10" x 18'7")

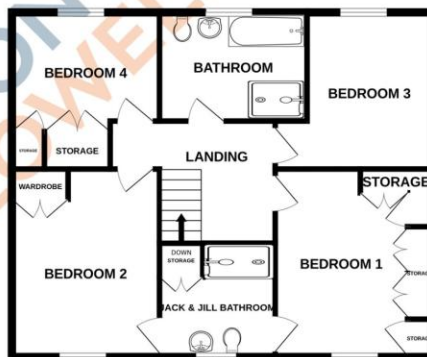




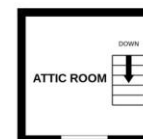
GROUND FLOOR
1586 sq.ft. (147.8 sq.m.) approx.



1ST FLOOR
729 sq.ft. (67.7 sq.m.) approx.



2ND FLOOR
85 sq.ft. (7.9 sq.m.) approx.



TOTAL FLOOR AREA : 2402 sq.ft. (223.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metronix ©2019

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.