



High Street, Swinderby



Guide Price £450,000 to £475,000

- Substantial Detached House
- Four Bedrooms
- Three Reception Rooms & Conservatory
- Extensive Block Paved Driveway
- Generous Plot
- Popular Village Location
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: D



A substantial and non-estate four bedroom detached family home, situated on a generous corner plot in the popular village of Swinderby. Offering versatile accommodation for a buyer, and hugely benefitting from its front and rear gardens and extensive block paved driveway.

The property itself offers spacious accommodation comprising of; an entrance hallway, triple aspect lounge leading to the conservatory, L-shaped kitchen diner, dining room, utility room, and WC, there is then a further family room. To the first floor there are four bedrooms, master bedroom with ensuite bathroom, bedroom two with ensuite WC, and a further family bathroom. Externally there is a carport and a storeroom to the rear of the car port. The property is approached by a block paved driveway with two entrances opening up the fantastic corner plot, with a well establish front and rear garden. Further benefits include UPVC double glazing and oil fired central heating.





ACCOMODATION - Rooms and Measurements

Entrance Hallway

4.06m x 1.77m (13'4 x 5'10)

Lounge

7.54m x 3.65m (24'9 x 12'0)

Conservatory

3.14m x 2.71m (10'4 x 8'11) maximum measurements

Dining Kitchen

4.69m x 4.82m (15'5 x 15'10) maximum measurements

Dining Room

5.74m x 2.64m (18'10 x 8'8)

Family Room

7.31m x 4.52m (24'0 x 14'10)

Utility Room

4.49m x 3.32 (14'9 x 10'11) maximum measurements

Ground Floor WC

2.43m x 1.04m (8'0 x 3'5) maximum measurements

First Floor Landing

Master Bedroom

4.85m x 4.36m (15'11 x 14'4)

Ensuite Bathroom

4.36m x 1.62m (14'4 x 5'4)

Bedroom Two

4.49m x 3.09 (14'9 x 10'2) maximum measurements

Ensuite WC

2.15m x 1.67m (7'1 x 5'6) maximum measurements

Bedroom Three

3.68m x 3.20m (12'1 x 10'6)

Bedroom Four

3.68m x 2.94m (12'1 x 9'8) maximum measurements

Bathroom

3.40m x 1.72m (11'2 x 5'8) maximum measurements

Carport

7.21 x 3.96m (23'8 x 13'0)

Store

4.01m x 3.60m (13'2 x 11'10)

Services

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





Swinderby

Swinderby is situated within easy commuting distance of Lincoln being 8 miles north east and Newark being 6 miles south west and only approximately two miles from the A46 dual carriageway, it also benefits from a railway station which is situated on the Nottingham to Lincoln line. Village amenities include a primary school, 'The Plough' public house, All Saints Church, and a village hall.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell.

The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc. The report is located under the 'virtual tours' tab on the web portals.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.



Floorplan



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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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