



Station Road, Swinderby



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Offers in the Region of £425,000



Key Features

- Extended Detached Home
- Three Double Bedrooms
- Ensuite, Bathroom & G/F WC
- Lounge With Multi-Fuel Burning Stove
- Garden Room & Breakfast Kitchen
- Rural Views to Front & Rear
- Council Tax band: D
- EPC Rating: D
- Tenure: Freehold





Enjoying a delightful quiet position on the edge of the popular village of Swinderby lies this extended and much improved detached home that presents immaculate accommodation throughout whilst boasting beautiful open fields views to both the front and rear of the property.

The property's accommodation comprises to the ground floor: inviting L-shaped entrance hallway, sizeable WC suite, generous lounge with a feature multi-fuel burning stove, oak bi-folding doors opening to a gorgeous open plan garden room, giving space for a sitting area and dining area, whilst having a vaulted ceiling with various skylights, both French doors and bi-folding doors opening to the rear garden, and an opening back through to a quality kitchen space that has granite work surfaces, central breakfast island and a range of high quality appliances to include two Neff electric ovens, five ring Neff induction hob with Neff extractor hood over, Neff dishwasher, Neff washing machine and Bosch integrated fridge. The first floor has a quality family bathroom suite, and three DOUBLE bedrooms, two of which having bespoke fitted wardrobes. The main bedroom also enjoys a large ensuite shower room.

Externally, the property is approached with a generous frontage with this home boasting a lawned garden and a driveway providing ample off street parking, as well as giving access to the double garage. The rear garden benefits from a lovely degree of privacy and is WEST FACING. The garden is predominantly laid to lawn with a decked entertaining area, two useful summer houses and a variety of plants/shrubs to borders.

Other features of this home include UPVC double glazing and oil fired central heating (boiler installed April 2022) with a Hive system.

ACCOMMODATION - Rooms & Measurements

Entrance Hall

Ground Floor WC 6'5" x 6'5" (2m x 2m)

Lounge 11'3" x 22'6" (3.4m x 6.9m)

Garden Room 10'8" x 25'9" (3.3m x 7.8m)

Breakfast Kitchen 12'2" x 14'3" (3.7m x 4.3m)
maximum measurements

First Floor Landing

Bedroom One 12'7" x 12'11" (3.8m x 3.9m)
maximum measurements

Ensuite Shower Room 6'5" x 9'2" (2m x 2.8m)
majority measurements

Bedroom Two 10'3" x 11'3" (3.1m x 3.4m)
maximum measurements

Bedroom Three 7'10" x 11'10" (2.4m x 3.6m)

Bathroom 6'4" x 7'10" (1.9m x 2.4m)

Garage 16'7" x 17'10" (5.1m x 5.4m)
maximum measurements

Services

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





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.

Agent's Note - Sales Particulars

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 are taken internally and cannot be assumed to be accurate, they are given as a guide only.

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.



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.

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 £350 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.

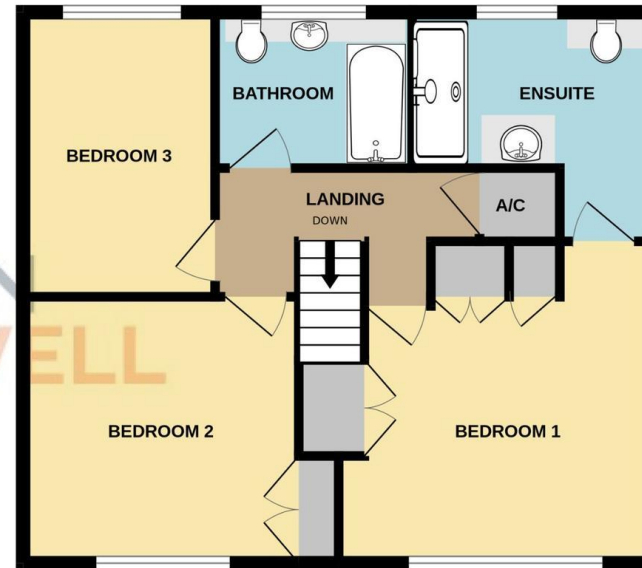


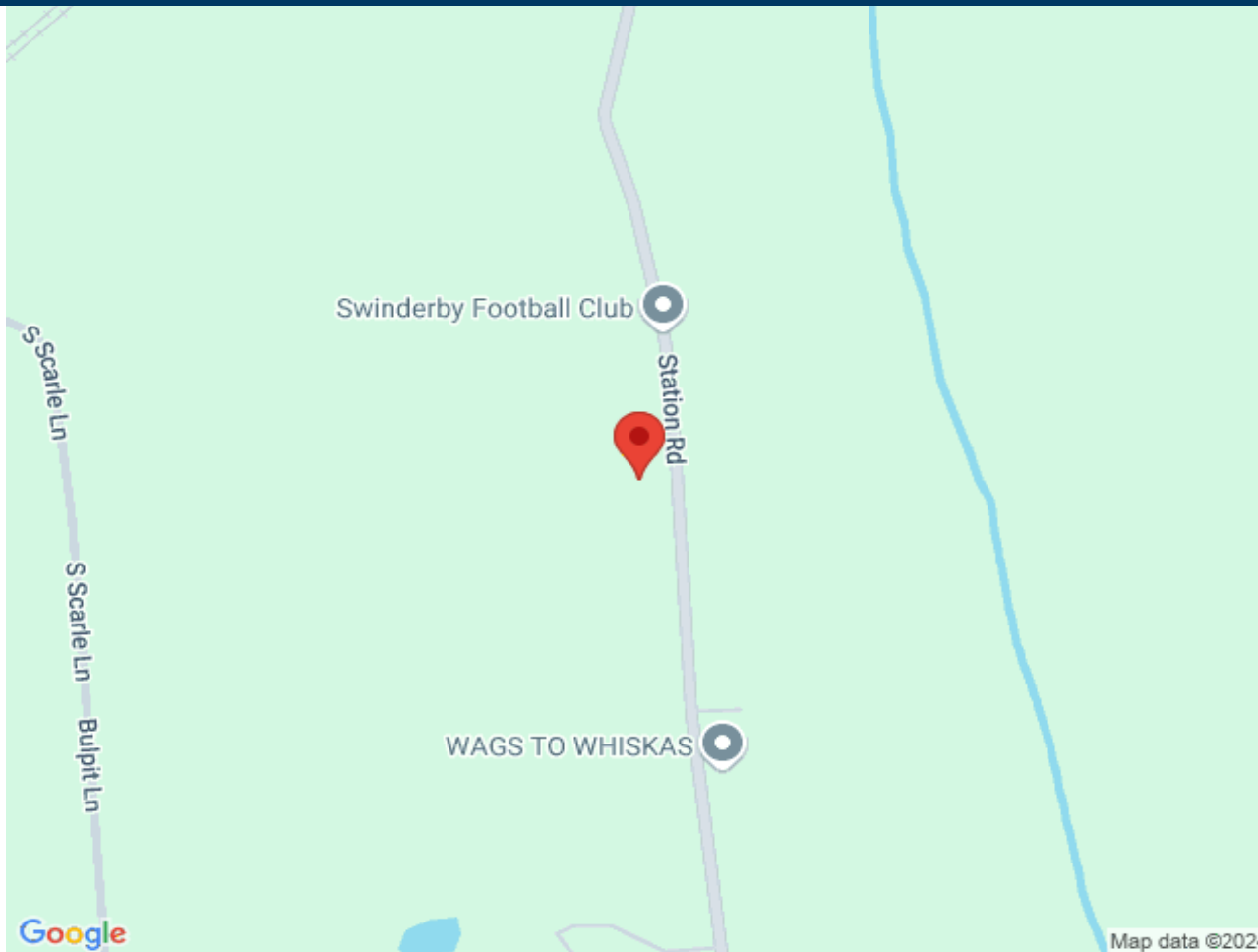


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

