



High Street, Swinderby

 3  1  2

Asking Price £270,000



Key Features

- Well Presented Detached Home
- Three Well-Proportioned Bedrooms
- F/F Bathroom & G/F WC
- Dual Aspect Lounge/Diner
- Modern Kitchen & Breakfast Room
- Enclosed Rear Garden
- Council Tax Band: C
- EPC Rating: E
- Tenure: Freehold





Superbly maintained, this detached home is pleasantly positioned in the heart of the village of Swinderby which boasts fantastic access to the A46 with connections to both Newark and Lincoln. It benefits hugely from its private position and summer house/timber cabin, whilst boasting spacious accommodation throughout.

The property's accommodation comprises to the ground floor: entrance hallway, W/C, dual aspect lounge/diner with a feature multi fuel burning stove, quality modern kitchen which has a four ring induction hob, electric oven and Belfast sink, with a door through to a versatile breakfast room/utility. The first floor has three well-proportioned bedrooms, and a magnificent four piece bathroom suite which includes a roll top bath and large walk in shower.

Outside, the property is approached with a block paved driveway which provides off street parking for multiple vehicles. The rear garden offers a delightful degree of privacy and is westerly facing. It enjoys a veranda with a paved entertaining area, lawned area, low maintenance borders and a block paved walkway that leads up to the wonderful detached summer house/timber cabin. There is an adjoining store that is perfect for garden storage. Other features of this home include UPVC double glazing and electric heating.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 12'10" x 6'8" (3.9m x 2m)
maximum measurements

Ground Floor W/C 6'1" x 2'4" (1.9m x 0.7m)

Lounge/Diner 17'10" x 13'9" (5.4m x 4.2m)
maximum measurements

Kitchen 11'10" x 8'3" (3.6m x 2.5m)

Breakfast Room 15'2" x 6'10" (4.6m x 2.1m)
maximum measurements

First Floor Landing

Bedroom One 13'10" x 9'10" (4.2m x 3m)
maximum measurements

Bedroom Two 10'1" x 8'7" (3.1m x 2.6m)

Bedroom Three 10'9" x 7'8" (3.3m x 2.3m)

Bathroom 8'9" x 8'3" (2.7m x 2.5m)
maximum measurements

Summer House/Home Office 9'0" x 8'11" (2.7m x 2.7m)

External Store 9'0" x 6'6" (2.7m x 2m)



Agent's Note - Drive Access

We have been advised by the current owners that the neighbouring property (number 35) have right of access across the driveway to their front door and garage. However, they do not have permission to park on the driveway.

Services

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

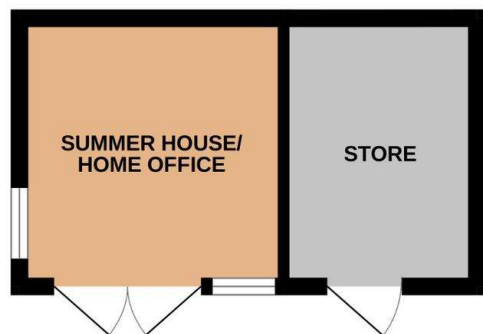
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

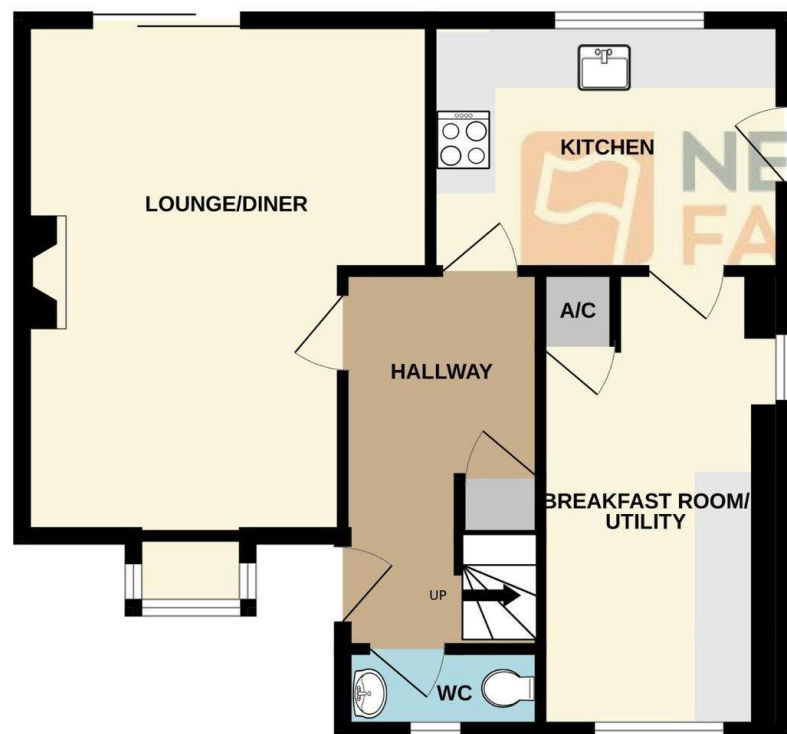
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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 choose to arrange a survey through them. For more information, please call the office.

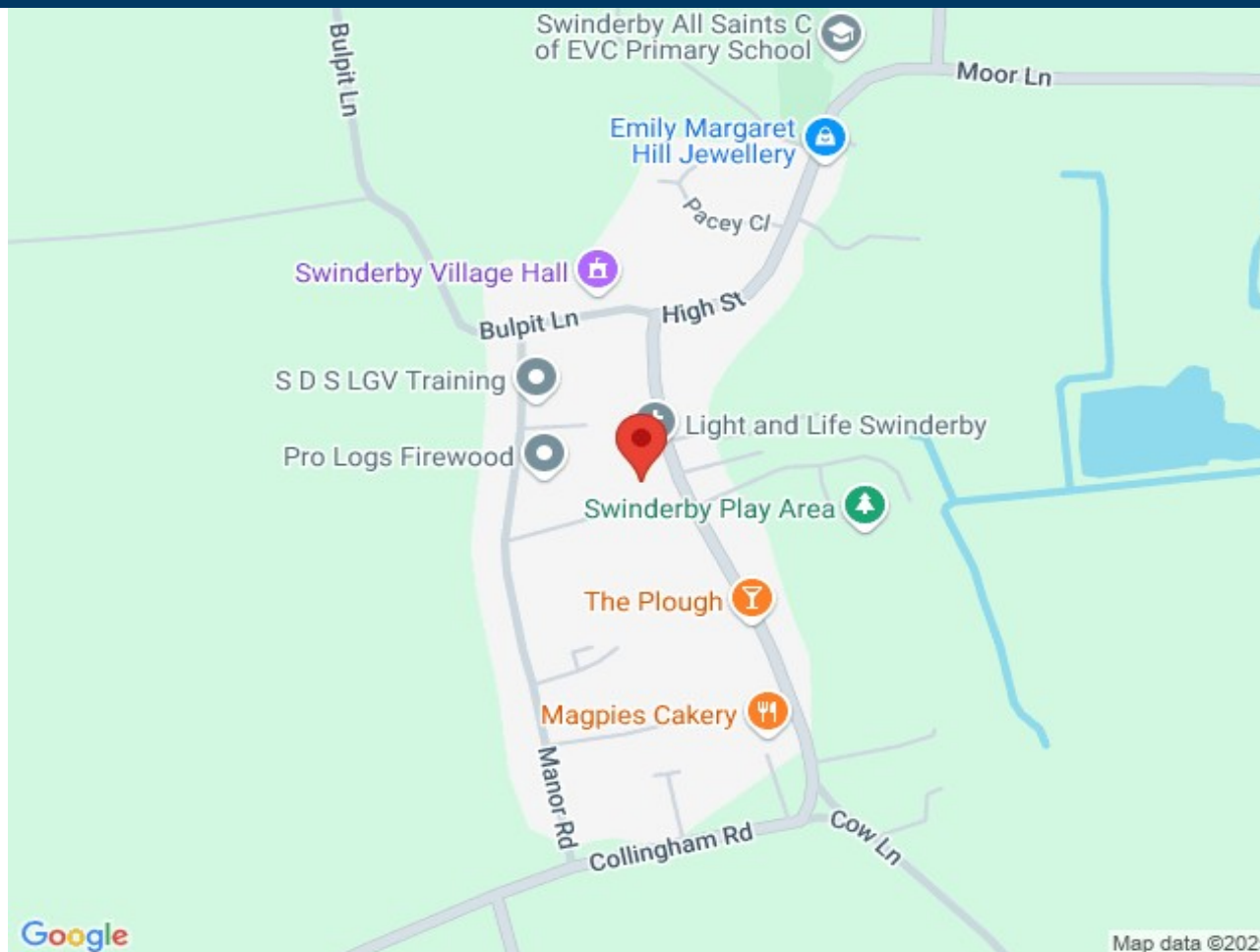


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

