



High Street, Swayfield  
Asking Price Of £250,000



A modern semi-detached bungalow situated in the friendly village of Swayfield offering spacious accommodation combined with a good size plot. The accommodation briefly comprises a refitted kitchen/diner, which opens to the living room, two double bedrooms and refitted shower room. The enclosed south facing rear garden offers plenty of space for the keen gardener. The property also offers an oversized garage and driveway with ample parking for several cars. Entering via the lobby with access to the front door, rear garden and integral door to the garage. Entering the hallway with doors off to all accommodation. The living room positioned to the rear of the bungalow with patio doors to the garden and opens to the dining area. The kitchen fitted with an array of modern style units with floor-to-ceiling units with built in dishwasher, oven, hob and microwave.

Located to the front of the property are two double bedrooms, the principal with a built-in wardrobe and windows to the front aspect. There is also a refitted shower room to complete the accommodation.

Externally the property sits on a good-sized plot and benefits from a lawn frontage with a gravel driveway that leads to the brick-built attached single garage. The rear south facing garden is fully enclosed and mainly laid to lawn with borders of plants, shrubs and a patio seating area with a wooden summer house.

FREEHOLD

EPC: TBC

COUNCIL TAX: C

MAIN: Water and Electric.





# High Street, Swayfield

## Ground Floor



Total area: approx. 102.1 sq. metres (1098.8 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo Plan produced using PlanUp.



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The village of Swayfield is almost equidistant between Stamford to the South and Grantham to the North. The A1 sits to the east within a couple of miles driving distance. The village itself has a parish church and a well-regarded public house and a very active village hall with weekly clubs and events throughout the year. The neighboring villages of Colsterworth (4 miles) and Corby Glen (2 miles) offer day to day shopping and primary schools. A secondary school is also located in Corby Glen as is the Doctor's surgery. Further shopping, leisure and schooling facilities are available in both Stamford and Grantham. Bourne just 9 miles west is a market town offering an extensive array of shopping, leisure and schooling. The well regarded Bourne Grammar School coeducates girls and boys aged 11-18 years.

EPC TBC



Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements