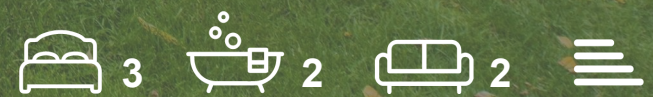




60 High Street
Swinderby, LN6 9LU

Guide Price £425,000 to £450,000



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Swinderby, LN6 9LU

*****EXQUISITE EXTENDED HOME WITH CONTEMPORARY FLAIR IN CHARMING SWINDERBY*****Guide Price £425,000 to £450,000

Nestled in the heart of the sought-after village of Swinderby, this delightful detached residence on High Street is the perfect fusion of sleek modern living. Thoughtfully extended and meticulously updated, this home offers a spacious, versatile layout designed for the demands of modern family life and effortless entertaining.

The heart of the home is the stunning, bright, and airy open-plan living kitchen diner. Featuring impressive bi-fold doors that seamlessly connect indoor and outdoor spaces, this inviting hub is where life happens—from memorable dinner parties to relaxed family evenings. Beyond this, two additional reception rooms provide superb flexibility. Imagine a cosy lounge, a dedicated home office, or a vibrant playroom. The ground floor also boasts a convenient shower room.

Upstairs, you'll find three well-proportioned bedrooms, each offering a private sanctuary. A unique and valuable feature is the versatility of a downstairs bedroom with its own en-suite shower room, (currently used as a playroom) perfect for guests, multi-generational living, or those desiring single-level accommodation.

Outside, the enclosed rear garden is a private haven, mostly laid to lawn with a paved seating area ready for al fresco dining and summer BBQs. For the ultimate work-from-home solution or hobby space, the dedicated outside office pod offers a peaceful escape. The property is completed by ample off-road parking for multiple vehicles and a large garage to the front.

Swinderby is conveniently situated 12 miles from Lincoln and 8 miles from Newark. Swinderby has a primary school, village pub and train station. Collingham is just under 3 miles where you will find many amenities to include, a Co-op, doctors, dentist, butchers and more. For those who commute Londons Kings Cross can be reached in 1 hour and 15 mins from Newark Northgate train station





Porch
10'2 x 4'0 (3.10m x 1.22m)

Open Plan Living Kitchen Area
30'6 x 12'5 (9.30m x 3.78m)

Dining Area
12'0 x 9'5 (3.66m x 2.87m)

Lounge
11'11 x 19'11 (3.63m x 6.07m)

Playroom/Bedroom Four
10'6 x 9'6 (3.20m x 2.90m)

Shower Room
9'8 x 5'0 (2.95m x 1.52m)

Landing

Bedroom One
11'10 x 11'5 (3.61m x 3.48m)

Bedroom Two
9'0 x 10'3 (2.74m x 3.12m)

Bedroom Three
8'7 x 8'3 (2.62m x 2.51m)

Family Bathroom
6'0 x 9'6 (1.83m x 2.90m)

Garage
9'9 x 19'1 (2.97m x 5.82m)



Ground Floor plan details:

- Play Room/Bedroom Four: 10'0" x 9'0" (3.21 x 2.91 m)
- Dining Area: 12'0" x 9'5" (3.68 x 2.88 m)
- Kitchen/Living Area: 8'0" x 5'0" (2.97 x 1.52 m)
- Lounge: 11'11" x 18'11" (3.65 x 6.09 m)
- Garage: 9'9" x 19'1" (2.99 x 5.84 m)
- Shower Room: 5'0" x 5'0" (1.52 x 1.52 m)
- Porch: 10'2" x 4'0" (3.12 x 1.24 m)

Ground Floor

Floor 1 plan details:

- Bedroom One: 11'10" x 11'3" (3.42 x 3.50 m)
- Bedroom Two: 9'0" x 10'3" (2.70 x 3.13 m)
- Bedroom Three: 8'7" x 8'3" (2.63 x 2.53 m)
- Bedroom Four: 5'0" x 9'0" (1.52 x 2.91 m)
- Landing: 5'0" x 7'2" (1.52 x 2.22 m)
- Bathroom: 5'0" x 5'0" (1.52 x 1.52 m)

Floor 1

EDLIN & JARVIS
ESTATE AGENTS

Approximate total area⁽¹⁾

1554 ft²

144.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk <https://www.edlinandjarvis.co.uk/>

A map of the Swinderby area. The map shows a network of roads including Bulpit Ln, Station Rd, Moor Ln, High St, Manor Rd, and Cow Ln. A central area is highlighted in light pink and labeled 'Swinderby'. To the north of this area is 'All Saints Church : Swinderby' marked with a church icon. To the south is the 'Swinderby Play Area' marked with a tree icon. A red location pin is placed on High St within the Swinderby area. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	