



Collingham Road, Swinderby, Lincoln

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OLIVER REILLY







# Collingham Road, Swinderby, Lincoln

- SPACIOUS DETACHED CHALET HOME
- TWO/THREE RECEPTION ROOMS
- HIGHLY ADAPTABLE LAYOUT
- GF BATHROOM & FIRST FLOOR W.C
- CAPTIVATING PLOT WITH EXTENSION POTENTIAL (STPP)
- THREE/ FOUR BEDROOMS
- DELIGHTFUL VILLAGE LOCATION WITH A46 ACCESS
- SPACIOUS DINING KITCHEN
- DETACHED GARAGE & EXTENSIVE DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'E'

Guide Price £295,000



## GRAB A LOAD OF THE GOOD-LIFE...

Here we have a HIGHLY ATTRACTIVE detached chalet home. STANDING PROUD in the charming picturesque village of Swinderby. Easily accessible for links onto the A46 to both Newark and Lincoln.

If you're searching for a captivating setting, versatile accommodation and a place to MAKE YOUR OWN MARK... Then look no further! This is the place for YOU!

The property occupies an expansive and superbly flexible layout, spanning in excess of 1,300 square/ft.

The BRIGHT & AIRY accommodation comprises: Inviting entrance hall, with original parquet flooring, a spacious DUAL-ASPECT lounge, equally sizeable (and dual-aspect) dining kitchen with extensive fitted cupboards and a walk-in pantry. There are TWO FURTHER DUAL-ASPECT RECEPTION ROOMS, which could also be used as bedrooms and a ground floor bathroom. The first floor hosts TWO LARGE DOUBLE BEDROOMS and a central W.C with wash hand basin.

Externally, the bungalow occupies a marvellous 0.18 of an acre private plot. Enhanced by an unspoiled front outlook, SUBSTANTIAL MULTI-CAR DRIVEWAY and access down to a DETACHED GARAGE. The rear garden is a joy to behold and is crying out for you to inject your own personality, whilst remaining highly-private.

Further benefits of this lovely individual residence include majority uPVC double glazing and oil fired central heating.

We see this as the PERFECT PROJECT and one for you to get you teeth into! Promising HUGE POTENTIAL, voluminous versatility and and a retained warmth that will grab you, the moment you step inside! Marketed with \*\*NO ONWARD CHAIN!!\*\*.

### ENTRANCE HALL:

15'1" x 6'4" (4.60m x 1.93m)

An inviting reception hall. Accessed via an obscure uPVC double glazed entrance door with high-level obscure uPVC double glazed side panel. Providing carpeted flooring with original Parquet flooring beneath. A Staircase rising to the first floor. Ceiling light fitting, single panel radiator, central heating thermostat, large electric storage heater, smoke alarm, access into the spacious dining kitchen, two further bedrooms OR reception rooms, bathroom and large living room.

### LARGE LIVING ROOM:

16'9" x 12'10" (5.11m x 3.91m)

A generously proportioned DUAL-ASPECT reception room. Providing carpeted flooring, two large single panel radiators, electric storage heater, ceiling light fitting, coving, a wall light fitting, TV, connectivity point, exposed stone fireplace with open fire and raised raised hearth. uPVC double glazed window to the front and side elevation. Max measurements provided.

### SPACIOUS DINING KITCHEN:

20'4" x 11'7" (6.20m x 3.53m)

A sizeable DUAL-ASPECT space, with tile-effect flooring. The kitchen provides a range of fitted drawer and base units with laminate roll-top work surfaces over. Inset stainless double steel sink with chrome mixer tap. Provision for a freestanding cooker. Under counter plumbing/provision for a washing machine and a freestanding fridge freezer. There are an extensive range of fitted storage cupboards with shelving above. A walk-in pantry with shelving, access to the electricity meter and consumer unit. A fitted airing cupboard houses the hot water cylinder. Two ceiling light fittings, coving, access to the oil-fired boiler with control panel above and a single panel radiator. uPVC glazed window to the side and rear elevation. A clear uPVC double glazed rear external door opens out to the well-appointed and highly-private rear garden. Max measurements provided.

### DINING ROOM/ BEDROOM (4):

10'1" x 9'7" (3.07m x 2.92m)

A well-proportioned DUAL-ASPECT multi-purpose room, which could also be used as a fourth bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator, electric storage heater, a uPVC double glazed window to the side and rear elevation, overlooking the garden.

### GROUND FLOOR BEDROOM (3):

13'6" x 11'9" (4.11m x 3.58m)

A spacious DUAL-ASPECT multi-purpose room. Previously used as a DOUBLE bedroom but could be utilised a reception room. Providing carpeted flooring, a ceiling rose with light fitting, detailed coving, a large single panel radiator, electric storage heater, uPVC double glazed window to the front and side elevation.

### GROUND FLOOR BATHROOM:

6'5" x 6'5" (1.96m x 1.96m)

With grey carpeted flooring, a wooden panelled bath with chrome taps, mains shower facility and high-level mosaic-style wall tiled splash-back's. Low-level W.C with push-button flush and a white pedestal wash hand basin with chrome mixer tap and medium height mosaic-style wall tiled splash-backs behind. Chrome heated towel rail, wall mounted pull-cord electric heater, ceiling light fitting and an obscure uPVC double glazed window to the rear elevation.

### FIRST FLOOR LANDING:

6'3" x 2'7" (1.91m x 0.79m)

With carpeted flooring, a ceiling light fitting, access into the upstairs W.C and two DOUBLE bedrooms.

### MASTER BEDROOM:

17'1" x 13'9" (5.21m x 4.19m)

A generous DUAL-ASPECT DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, single panel radiator, electric storage heater and a fitted eaves storage cupboard with comprehensive boarding. uPVC double glazed window to the front and side elevation. Max measurements provided.







#### BEDROOM TWO:

A further DUAL-ASPECT DOUBLE bedroom. Providing carpeted flooring, exposed ceiling beams, two ceiling light fittings, a double panel radiator, electric storage heater, two extensive fitted cupboards and a large boarded eaves storage cupboard to the front and rear elevation. Velux roof light to the rear elevation and an aluminium double glazed window to the side elevation. Max measurements provided.

#### FIRST FLOOR W.C:

With carpeted flooring, a low-level W.C with levered flush, a corner fitted wash hand basin with chrome taps and vanity storage cupboards above. Additional high-level storage cupboard with shelving. A ceiling light fitting, wall mounted pull-cord heater and a uPVC double glazed window to the rear elevation.

#### DETACHED SINGLE GARAGE:

Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Providing a wooden window to the side and rear elevation. A right sided wooden personal door, opens out to the garden.

#### EXTERNALLY:

The property occupies a wonderful 0.18 of an acre private plot. The front aspect is greeted with dropped kerb vehicular access onto an EXTENSIVE CONCRETE DRIVEWAY. Ensuring AMPLE OFF-STREET PARKING and access down the left side elevation, to the DETACHED SINGLE GARAGE, with security light to the front aspect. The generous front garden is laid to lawn with a range of established bushes and shrubs. Access to the concealed oil tank and to the front entrance door. Low-level walled front boundary, hedged side boundaries. The magnificent and WELL-APPOINTED rear garden is a lovely tranquil escape. Retaining a high-degree or privacy. Predominantly laid to lawn with a wide variety of mature bushes and shrubs. There is a garden shed, greenhouse, coal bunker outside tap and external light. There is a fenced left side boundary, hedged right side and rear boundary.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating and majority uPVC double glazing throughout. This excludes the aluminium window in bedroom two.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### Approximate Size: 1,371 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

North Kesteven District Council.

#### Council Tax: Band 'C'

#### EPC: Energy Performance Rating: 'E' (47)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

16'9 x 11'2 (5.11m x 3.40m)

6'3 x 3'6 (1.91m x 1.07m)

18'3 x 9'8 (5.56m x 2.95m)

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#### Local Information & Amenities: Swinderby

The village of Swinderby is conveniently located for ease of access onto the A46, into both the historic market town of Newark-On-Trent (approx. 8 miles) and the City of Lincoln (approx.12 miles). The village provides a daily bus service and railway station. There is a thriving village Pub, Village hall, playing field, Church and a popular Primary school. This lovely semi-rural village is also closely situated into the neighbouring and well served village of Collingham. Located approximately 3 miles away, which hosts a range of useful amenities including: Two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Coffee shop, newly established Gym. A dentist, Medical Centre and Pharmacy. There is a railway service in Collingham, to Lincoln, Newark and Nottingham.

#### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### Draft Details-Awaiting Approval:

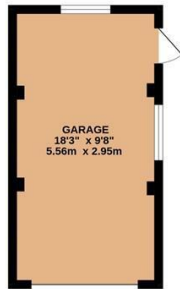
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



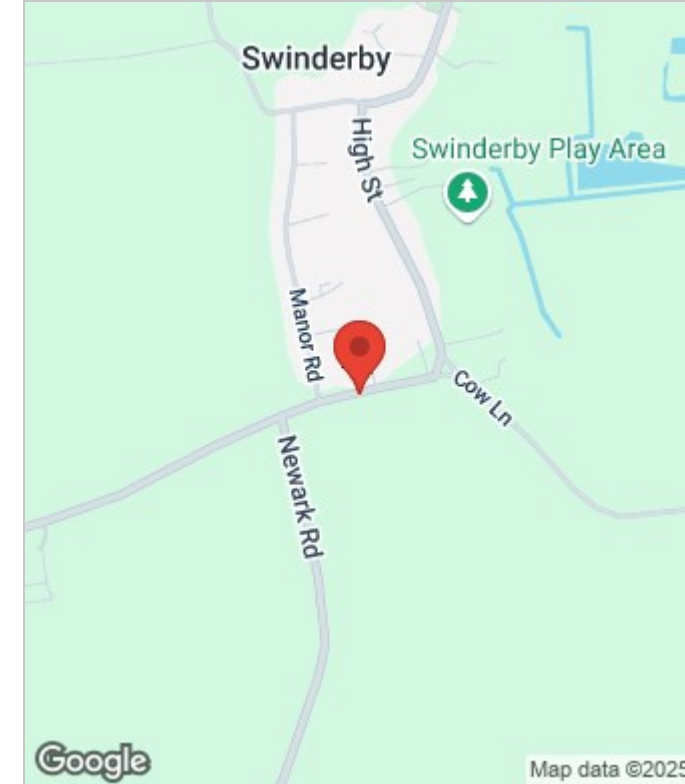




GROUND FLOOR



1ST FLOOR



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	