



10 High Street, Swinderby

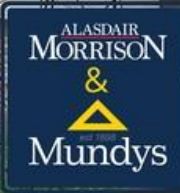
Lincoln, LN6 9LW

£340,000

An immaculate Detached Bungalow in picturesque Swinderby - Tucked away and set back off the High Street, this beautifully presented three bedroom detached bungalow offers modern living in a tranquil setting. Step inside to find an inviting entrance hall with a built-in doaks cupboard leading to a spacious bay-fronted living room filled with natural light from dual aspect windows, complete with a cosy gas fire. The stunning contemporary kitchen diner boasts sleek integrated appliances, perfect for both everyday living and entertaining. Each of the three generously sized bedrooms provide comfort and space, with fitted wardrobes in two. The modern shower room features a walk-in shower and underfloor heating for added warmth. Outside, a gravelled driveway offers convenient off road parking, while the beautifully landscaped rear garden provides a peaceful retreat. Additional features include a brick built garage for storage (not currently accessible by vehicle due to landscaping) and an external utility room for extra convenience. This move-in-ready home is perfect for those seeking stylish, single level living in a picturesque village setting.



Roselea, 10 High Street, Swinderby, Lincoln, LN6 9LW



TENURE - Freehold.

EPC RATING – F.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY

North Kesteven District Council.

SERVICES

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

VIEWINGS

By prior appointment through Alasdair Morrison and Mundys.



LOCATION

Swinderby is a village in the North Kesteven district of Lincolnshire, offering a range of amenities for residents and visitors.

The village features a public house, a church, a village hall, two playing fields, and a primary school with a nursery.

The village is conveniently located near the A46, providing easy access to nearby cities such as Lincoln and Newark-on-Trent.

Swinderby also has a railway station on the Nottingham to Lincoln line, offering additional transport options for residents.



ENTRANCE HALL

11' 8" x 7' 1" (3.56m x 2.16m) With uPVC double glazed opaque window to the side elevation, radiator, coving to ceiling, built-in cloaks cupboard and doors to the kitchen diner, living room and inner hallway.

LIVING ROOM

17' 7" (into recess) x 13' 6" into bay (5.36m x 4.11m) With uPVC double glazed walk-in bay window to the front elevation, uPVC double glazed window to the rear elevation, radiator, coving to ceiling, wall light points and a living flame gas fire suite.



KITCHEN DINER

9' 10" x 22' 5" (3.0m (extending to 3.62m) x 6.83m) An open plan space re-fitted with a range of Shaker style wall and base units with a work surface, incorporating a one and a half bowl sink unit with a stainless steel mixer tap, fitted oven and combination oven, integrated fridge freezer and dishwasher, ceramic hob and a stainless steel extractor hood, uPVC double glazed windows to three elevations, uPVC double glazed door onto the rear garden, radiator, vertical radiator, inset spotlights and coving to the ceiling at the dining end.





INNER HALLWAY

With radiators, wall light points, dado rail and doors to the shower room and three bedrooms.

SHOWER ROOM

8' 5" x 7' 5" (2.57m x 2.26m) A three piece contemporary fitted suite comprising a walk-in large shower with a mains fed shower attachment, pedestal wash hand basin and low level WC, half tiling to the walls, tiled floor with underfloor heating, chrome heated towel rail, inset spotlights, access to roof space, extractor, uPVC double glazed opaque window to the side elevation and an airing cupboard with shelving and radiator.



BEDROOM ONE

12' 11" (to back of wardrobes) x 11' 5" (3.94m x 3.48m) With uPVC double glazed window to the side elevation, inset spotlights, radiator, coving to ceiling and a range of built-in wardrobes and drawers.

BEDROOM TWO

9' 6" x 8' 4" (2.9m x 2.54m) With uPVC double glazed window to the side elevation and radiator.

BEDROOM THREE

9' 9" (to back of wardrobe) x 8' 4" (2.97m x 2.54m) With uPVC double glazed window to the side elevation, radiator and a fitted double wardrobe with overhead storage.



OUTSIDE

To the front is a gravel driveway providing ample off road parking for several vehicles, a lawned garden with borders for plants and shrubs and gated access at the side.

The rear garden has been landscaped with paved patio areas, lawned area, a raised border and further garden area to the side of the garage.





UTILITY ROOM

7' 7" x 5' 9" (2.31m x 1.75m) Fitted with wall and base units and a work surface incorporating a sink unit, under counter spaces for a washing machine and fridge or freezer, tiled splash backs, radiator, tiled flooring and a window to the side elevation.

GARAGE

Brick built with an up and over door, personnel door, power, lighting, uPVC double glazed window to the side of the garage which also houses the boiler and hot water cylinder. Please note that the current landscaping does not allow for vehicular access.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

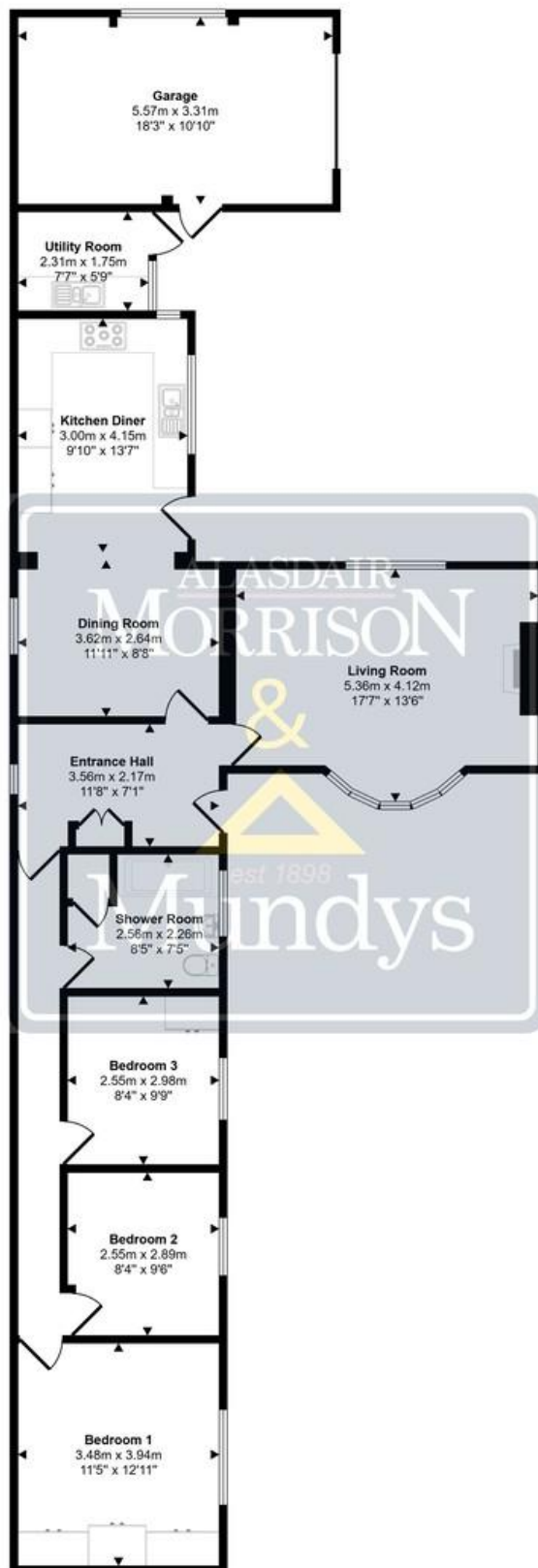
GENERAL

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Approx Gross Internal Area
118 sq m / 1275 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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