



37 Station Road, Swinderby, Lincoln, LN6 9LY

OIEO £400,000

Stunning Detached Family Home with Breathtaking Countryside Views - This exceptional three bedroom detached home offers the perfect blend of modern style and rural tranquillity, with enviable open countryside views to the rear. The heart of the home is the stunning kitchen diner, complete with a stylish centre island, fitted and integrated appliances and plenty of space for entertaining. The cosy lounge, featuring a charming log burning stove, provides the perfect place to relax, while a separate utility room and downstairs WC add convenience. Upstairs, three generously sized bedrooms all enjoy beautiful views, with bedroom one benefiting from fitted wardrobes. A well-appointed shower room completes the first floor. Outside, the landscaped gardens provide an ideal setting to unwind, while the double garage and spacious driveway offer ample parking for several vehicles.





SERVICES

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

EPC RATING – E.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

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, church, 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

With uPVC double glazed window to the front elevation, coving to the ceiling, radiator, Karndean flooring, stairs to the first floor with under stairs storage cupboard and doors to the cloakroom, living room and the open plan kitchen diner.



KITCHEN DINER

22' 1" x 18' 9" (6.73m x 5.72m) Fitted with a full range of wall, base and tall units with a work surface incorporating an under-counter sink with a stainless steel mixer tap, fitted double ovens, induction hob, extractor, integrated fridge freezer and dishwasher, inset spotlights, Karndean flooring, vertical radiators, double glazed, Velux Skylight windows, uPVC double glazed window to the side elevation, uPVC double glazed picture windows with sliding doors overlooking the rear garden and door to the utility room.



UTILITY ROOM

6' 6" x 6' 0" (1.98m x 1.83m) Fitted tall and base units with a work surface incorporating a circular sink unit with a stainless steel mixer tap, spaces for a washing machine and for a tumble dryer and uPVC double glazed opaque door to the side elevation.

LIVING ROOM

15' 9" x 10' 11" (4.8m x 3.33m) With uPVC double glazed window to the front elevation, sliding patio door to the rear garden, radiators and an inset log burning stove.

CLOAKROOM

Fitted with a low level WC and wash hand basin set within a vanity unit, tiled splash-backs, tiled floor and uPVC double glazed opaque window to the side elevation.





FIRST FLOOR LANDING

With uPVC double glazed window to the front elevation, coving to the ceiling, built-in airing cupboard housing the hot water cylinder and doors to three bedrooms and shower room.

SHOWER ROOM

8' 4" x 5' 8" (2.54m x 1.73m) A modern fitted white three piece suite comprising a mains fed walk-in shower, low level WC and wash hand basin set within a vanity unit, tiled splash-backs, coving to the ceiling, inset spotlights, chrome heated towel rail and a uPVC double glazed opaque window to the side elevation.



MASTER BEDROOM

15' 8" x 11' 1" (4.78m x 3.38m) With dual aspect uPVC double glazed windows to the front and rear elevations providing open countryside views, radiators, inset spotlights and fitted wardrobes.

BEDROOM TWO

12' 2" x 9' 2" (3.71m x 2.79m) With uPVC double glazed window to the rear elevation providing open countryside views, radiator and coving to the ceiling.



BEDROOM THREE

10' 2" x 6' 11" (3.1m x 2.11m) With uPVC double glazed window to the rear elevation providing open countryside views, radiator and coving to the ceiling.

DOUBLE GARAGE

17' 10" x 15' 11" (5.44m x 4.85m) Having an up and over door, personnel door, uPVC double glazed opaque window to the front elevation, power, lighting and also housing the boiler.





OUTSIDE

To the front is a tarmac and gravelled driveway providing off road parking for multiple vehicles. To the rear is a paved patio with a shaped artificial lawned garden with slated borders, two further patio areas and fantastic countryside views across the rear. There is gated access at both sides, power points and outside lighting.

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

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

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
146 sq m / 1567 sq ft



Ground Floor
Approx 96 sq m / 1029 sq ft

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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