



**Newton Close, Swinderby, Lincoln**

**Asking Price £199,000**

  
**MARTIN&CO**



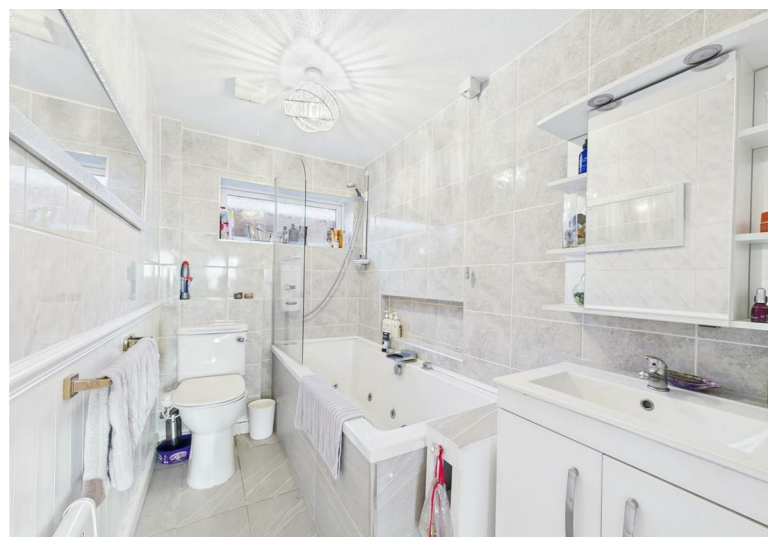
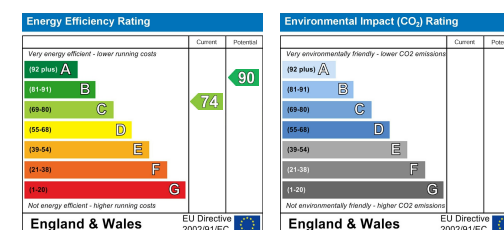
Newton Close, Swinderby,  
Lincoln

Bungalow

2 Bedrooms, 1 Bathroom

Asking Price £199,000

- Recent Significant Refurbishment
- Eco-Friendly Low Maintenance Bungalow
- Air-Source Air Conditioning
- Owned Solar Panels
- Desirable Village Location
- Luxury Bathroom
- Conservatory
- No Onward Chain
- Tenure - Freehold
- EPC Rating - C / Council Tax Band - A





Two bedroom semi-detached bungalow nestled within a mature residential area of Swinderby, between Lincoln and Newark. This eco-friendly home comprises internally of a living room, two bedrooms, luxurious bathroom, kitchen and a conservatory. Boasting air source air conditioning and solar panels, this home is ready to move in and is offered for sale with no onward chain.

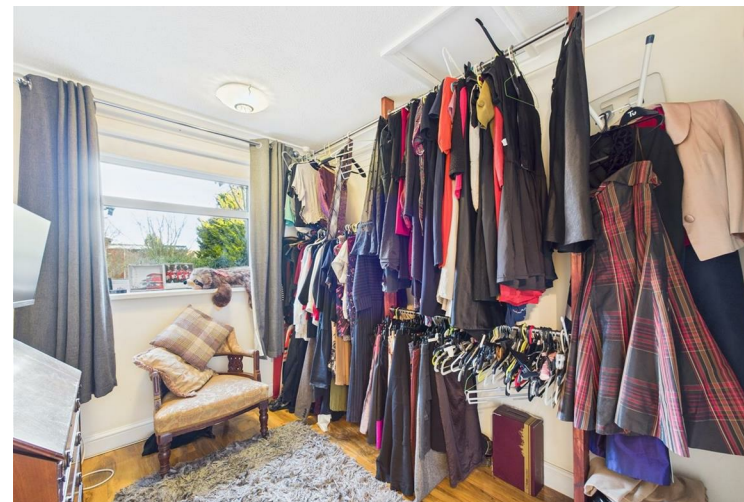
Offering a unique opportunity to purchase a well presented and low maintenance home in a rural location with easy access to the A46 and other transport links.

This two-bedroom semi-detached bungalow is nestled within the mature residential area of

Swinderby, between Lincoln and Newark. Whilst, it offers the tranquility and benefits of a rural location, it also has good access to the well served Collingham and Witham St Hughes communities which are only a short drive away. Local amenities include a bus service, public house, church, village hall, two play fields and primary schooling at the All Saints CofE. Swinderby also offers additional transport with a railway station on the Nottingham to Lincoln line.

The price reflects the many internal improvements, refurbishments and upgrades for which the vendor has advised cost over £30,000.

This home is tastefully decorated and is ready to





move in, offered for sale with no onward chain. It comprises internally of a living room, two bedrooms, luxurious bathroom, kitchen, store room and a conservatory. Amongst the many new features, it now includes the addition of an eco-friendly and cost-efficient heat pump, which with the addition of a central air conditioner allows for a consistent year-round temperature. The agent has been advised that the existing bills for all of the electricity which includes all heating (and air conditioning in the summer) are only approximately £130pcm. The property also benefits from solar panels to the front and rear which as well as providing electricity for appliances, generates an annual rebate of around £700.

EPC Rating - D  
Council Tax Band - C  
Tenure - Freehold

#### Living Room 14'6" x 11'9"

Tastefully decorated, bright and well presented, with composite entrance door and PVC window to the front aspect, newly installed engineered laminate flooring, ceiling and wall lighting, LPG gas feature fire with hearth and surround plus the mains consumer unit and solar meter.

Hallway  
Newly installed engineered laminate flooring, light fitting, storage cupboard and a digital Panasonic heating control.

Bedroom  
11'7" x 9'6"  
PVC window to the front, newly installed engineered laminate flooring and a light fitting.

Bedroom  
9'2" x 7'4"  
Offering flexible use, being currently utilised as an office, this bedroom includes a PVC window to the rear, newly installed engineered laminate flooring, light fitting, recess cupboard has been carefully designed as an ideal space for hanging clothes with deep storage drawers, access to the loft via a fitted ladder.

Bathroom  
9'0" x 5'2"  
Luxurious bathroom, offers, a three-piece suite comprising of a low-level WC, vanity wash basin and a deep whirlpool jet bath with recessed storage and electric power shower over. Fully tiled room with a PVC rear window, electric panel heater, light and extractor. The heat pump and central air conditioning ensures that the bathroom should remain dry and free of black mould.

Breakfast Kitchen  
13'4" x 8'1"  
Base and eye level neutral units with a laminated work surface, tiled splash backs and an inset composite sink and drainer. Space for a freestanding cooker (included in the price) with fitted extractor over, plumbed for both a washing machine and dishwasher with further space for a fridge freezer. Tiled flooring, wall mounted blow heater, light fittings and a PVC rear stable door and window. The white goods in the property are also included as part of the sale.

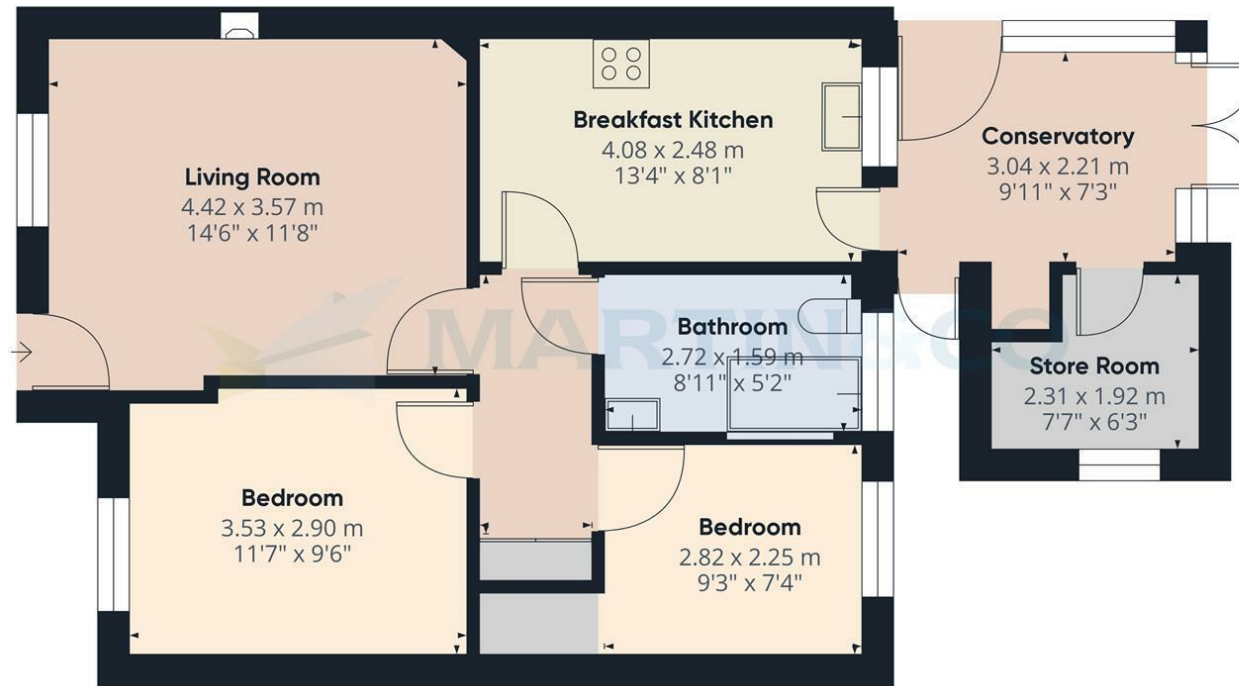
Conservatory  
9'11" x 7'11"  
Part brick, part PVC construction with doors to either side plus French doors to the garden. Wood effect laminate flooring, wall lighting, wall mounted blow heater and a ceiling fan. Flexible space allows for use as a sunroom or as a dining room.

Store Room  
7'5" x 6'5" (approximate measurements).  
Accessed from the conservatory, offering well designed storage with a PVC side window, light and power. Designed space for additional use as a laundry room.

Outside  
To the front is a garden being mainly laid to lawn with planted shrubbery and concrete pathways. Parking is available on road.  
The rear offers full privacy with a block paved pathway which slopes downward from the conservatory to allow for wheelchair access. Gravelled area with mature planted borders, fish pond with filtration system, water supply and gated side access. Garden shed is included within the sale.

Fixtures & Fittings.  
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Agent Note  
This eco-friendly home includes owned solar panels and these will be transferred to the new owner as part of the sale. The agent has been advised that these provide an annual rebate of £700.



Approximate total area<sup>(1)</sup>

63.97 m<sup>2</sup>  
688.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.