



43 Overgate Road, Swayfield, Grantham, NG33 4LG

 **NEWTON FALLOWELL**

3 2 1

## Key Features

- EXTENDED and Improved Detached Bungalow
- Three DOUBLE Bedrooms
- Highly Impressive Living Room with Log Burner
- Beautifully Presented Kitchen Diner With Island
- TWO En-suites and Separate WC
- AMPLE Off-Road Parking
- Fully Enclosed and Well-Maintained Rear Garden
- EPC Rating = E
- Freehold

OIEO £375,000





Situated within the highly sought-after village of Swayfield sits Field View Cottage, an extended and much improved three-bedroom detached bungalow. The property boasts a stunning kitchen diner, impressive living room, utility room, WC, three DOUBLE bedrooms and TWO stunning ensuites. The property also benefits from its broad gravelled driveway, private wrap-around garden and open field views to the front.

On entering the property, you are met by an initial entrance hall, containing a useful airing cupboard. This leads you through into a generous inner hallway, with the first door on your right showing you into a spacious utility room benefitting from an integrated washing machine. To the front of the property, a stunning open kitchen diner is situated, enjoying an array of integrated appliances to include; wine fridge, oven, hob, microwave, dishwasher and fridge. Double doors to the rear of the inner hallway show you into a highly impressive living room, offering a cast iron log burner and french doors looking over the rear garden. The right-hand side of the home is made up by three spacious double bedrooms, with two benefitting tremendously from modern ensuites, one with stunning bath and the other with walk-in shower.

Outside the front of the property, the gravelled driveway provides off-road parking for many vehicles. Wide side gated access takes you round to the well-maintained and private rear garden, which is mainly laid to lawn, with gated access also to the other side of the home. The property benefits tremendously from its open field views to the front.

Living Room 6.40m x 5.18m max

Kitchen Diner 4.95m x 4.65m

Utility Room 3.33m x 3.20m

WC 1.50m x 1.04m

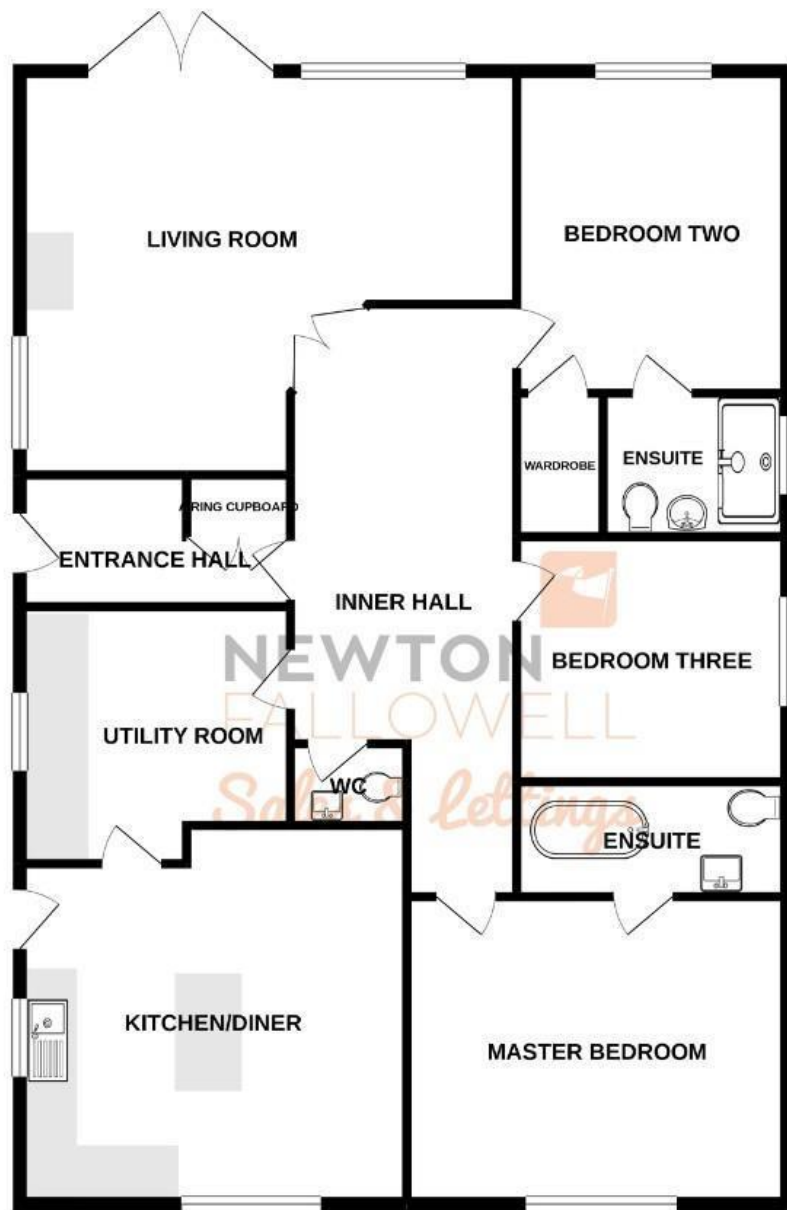
Master Bedroom 4.57m x 3.76m

En-Suite 3.35m x 1.42m

Bedroom Two 4.11m x 3.48m

En-Suite 2.36m x 1.68m

Bedroom Three 3.40m x 3.15m



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: C

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.