



Swift Way, Thurlby

 **NEWTON FALLOWELL**

5 2 3

Key Features

- NO ONWARD CHAIN
- Immaculately Presented Family Home
- Ample Off Road Parking and Double Garage
- Multiple Reception Rooms
- Five Double Bedrooms
- Highly Sought After Location
- Council Tax Band - F
- EPC Rating C
- Freehold

£595,000





A spacious entrance hall that provides access to all of the ground floor reception rooms, including a dining room to the rear of the property. A standout feature of this property is large, open plan kitchen which has been recently modernised, with a range of high-quality wall and floor kitchen cabinets, this space also benefits from a recently fitted wood burner is the focal point within the room. Additionally on the ground floor there is an office space but has the potential to become a great playroom / snug. The downstairs space is completed with a large lounge offer French doors and an open fireplace.



The main bedroom offers dual aspect windows allowing a lot of natural light, built in wardrobes and a large four-piece En-Suite located at the end of the bedroom. The first floor is completed with four additional double bedrooms and a modern family bathroom offering a large walk-in shower.



The outside space does not disappoint at all. Firstly, with parking situated down a private drive and a large double garage ideal for a weekend car or a workshop. Raised borders and large hedge at the front of the property provide privacy from the road. With full gated access on all sides of the property adds versatility. The rear of the garden is fully fenced in providing privacy and safety for children or animals in addition a separate patio and decking area are ideal for hosting friends and family.

Lounge 4.27m x 5.44m (14'0" x 17'10")

Dining Room 3.89m x 2.94m (12'10" x 9'7")

Study/Play Room 1.88m x 3.35m (6'2" x 11'0")

Kitchen 2.75m x 4.99m (9'0" x 16'5")

Family Room 2.88m x 5.00m (9'5" x 16'5")

Utility Room 2.51m x 1.63m (8'2" x 5'4")

WC 0.85m x 1.90m (2'10" x 6'2")

Bedroom One 4.25m x 2.89m (13'11" x 9'6")

En-Suite 2.43m x 1.76m (8'0" x 5'10")

Bedroom Two 4.46m x 3.19m (14'7" x 10'6")

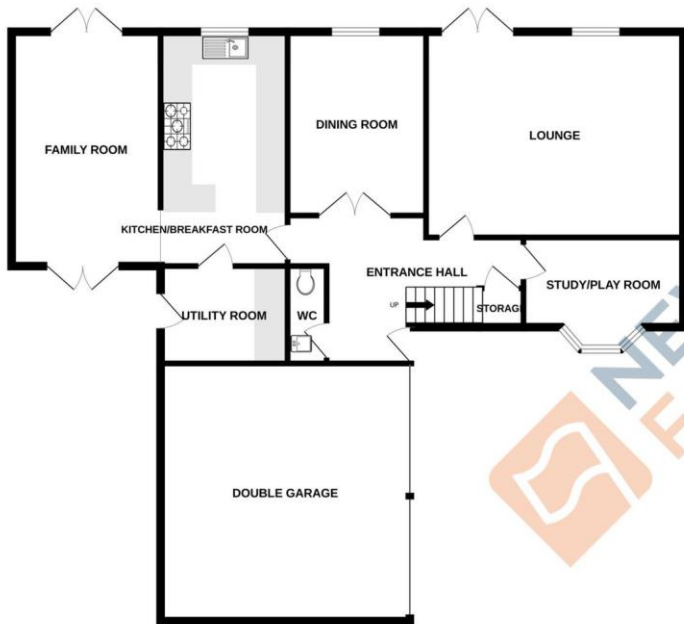
Bedroom Three 3.06m x 3.42m (10'0" x 11'2")

Bedroom Four 3.18m x 4.10m (10'5" x 13'6")

Bedroom Five 2.65m x 3.18m (8'8" x 10'5")

Double Garage 5.20m x 5.29m (17'1" x 17'5")

GROUND FLOOR
1247 sq.ft. (115.8 sq.m.) approx.



1ST FLOOR
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 2146 sq.ft. (199.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: F

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.

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