



Overgate Road, Swayfield

 **NEWTON FALLOWELL**

3 1 2

Key Features

- NO ONWARD CHAIN
- Highly Desirable Village Location
- South Facing Garden Surrounded by Fields!
- Three Bedrooms Detached Bungalow
- Detached Garage and Outbuildings
- Ample Off Road Parking
- Possibility to Extend (STP)
- Council Tax Band - C
- EPC Rating E
- Freehold

£299,999





NO ONWARD CHAIN Situated in the stunning village of Swayfield is this highly desirable three-bedroom detached bungalow offering a lovely wrap around south facing garden surrounded by farmers' fields! The bungalow benefits from a large living room, spacious kitchen breakfast room, three well balanced bedrooms, four-piece bathroom, ample off-road parking, and single garage.

On entering the bungalow an entrance hall offers great flow by connecting all three bedrooms, the modern four-piece bathroom with separate walk-in shower and the kitchen breakfast room. The bedrooms are split into two well-proportioned double bedrooms and a further single bedroom. The kitchen breakfast room has a wealth of units and ample space for a breakfast table. The kitchen also creates access to a separate hallway with handy utility room and the light and airy living room with feature fireplace. Completing this charming bungalow is a conservatory off the back of the living room which overlooks the garden.

Outside to the front a gravelled driveway offers ample off-road parking and access to the single garage. The mature garden wraps around the bungalow and enjoys stunning views over farmers' fields. The garden benefits from a patio seating area and generous lawn with mature shrubbery and flowers.



Entrance hall 3.24m x 3.07m (10'7" x 10'1")

Living room 4.11m x 2.95m (13'6" x 9'8")

Kitchen breakfast room 4.95m x 3.71m (16'2" x 12'2")

Conservatory 3.71m x 2.94m (12'2" x 9'7")

Bedroom one 4.42m x 3.60m (14'6" x 11'10")

Bedroom two 3.26m x 3.07m (10'8" x 10'1")

Bedroom three 3.60m x 2.08m (11'10" x 6'10")

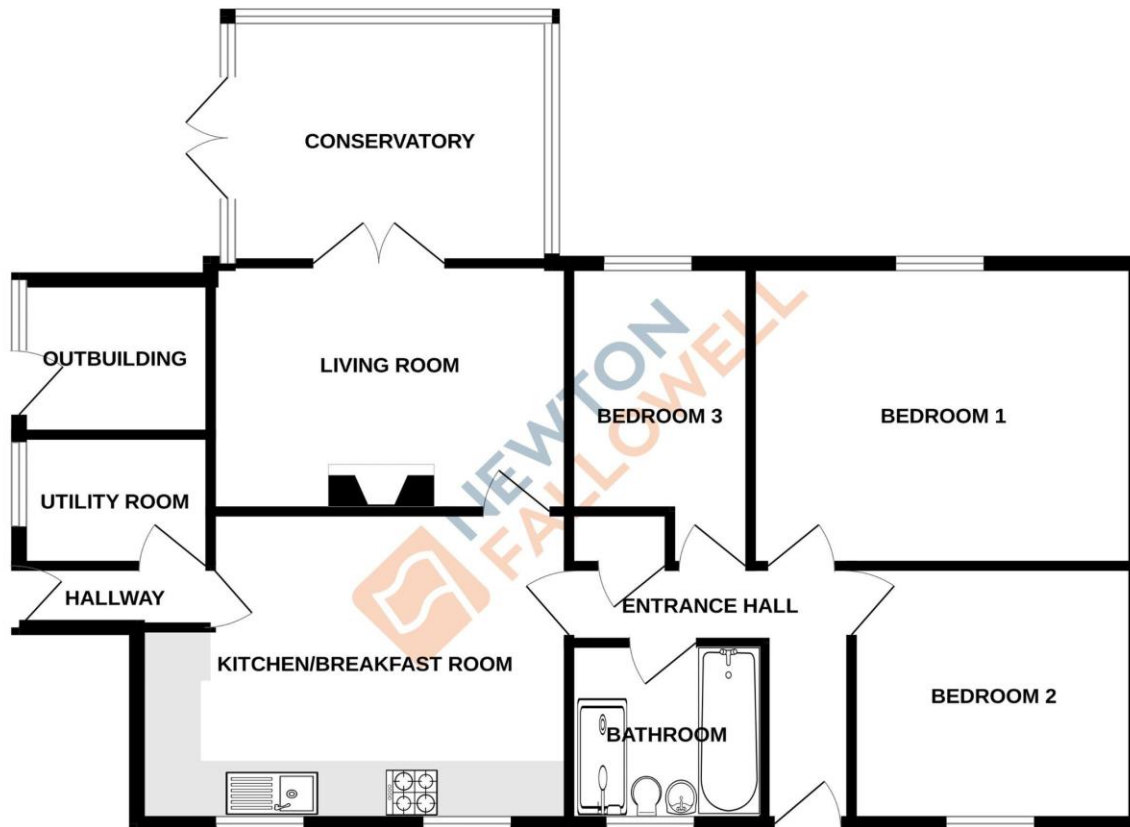
Bathroom 2.24m x 2.15m (7'4" x 7'1")

Hallway 2.19m x 0.81m (7'2" x 2'8")

Utility room 2.19m x 1.56m (7'2" x 5'1")

Outbuilding 2.19m x 1.84m (7'2" x 6'0")

GROUND FLOOR
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 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.
Made with Metrovix ©2024

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 72 |
| (55-68) | D | | |
| (39-54) | E | 41 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

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.