



Macham Close, Swinstead

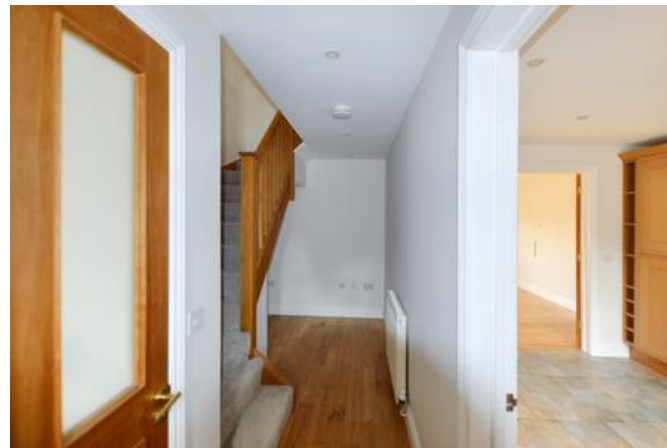
 **NEWTON FALLOWELL**

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## Key Features

- NO ONWARD CHAIN
- Three Bedroom Character Property
- Ideal Village Location
- Two Parking Spaces
- Low Maintenance Courtyard Garden
- Viewing Highly Recommended
- Council Tax Band - C
- EPC Rating C
- Freehold

£244,950





\*No Onward Chain\* Newton Fallowell are delighted to offer this stunning character property situated in the highly regarded village of Swinstead, offering three generous bedrooms ample downstairs accommodation and a low maintenance rear courtyard garden.

As you enter the property a large entrance hall provides access to the downstairs reception rooms and the WC. The entrance hallway is a substantial size and could definitely be utilised as a home office area. The first door leads into the kitchen breakfast room, this space offers a range of high quality integrated appliances including an electric oven, dishwasher and washer/dryer. To the rear of the property is a large reception room offering access to the outside courtyard via French doors.

The first floor offers three generous bedrooms with the main bedroom offering a stunning dormer window overlooking the village rooftops. The first floor is completed with a modern four piece family bathroom offering a separate bath tub and walk-in shower.

This property is accessed via an inset footpath surrounded with mature shrubbery. This property offers a low maintenance courtyard garden mainly laid to patio with a separate gravel area. This space also offers a wooden shed. Finally, this property offers two parking spaces and a separate bin store.

Kitchen Diner 2.97m x 4.27m (9'8" x 14'0")

Lounge/Diner 4.29m x 5.08m (14'1" x 16'8")

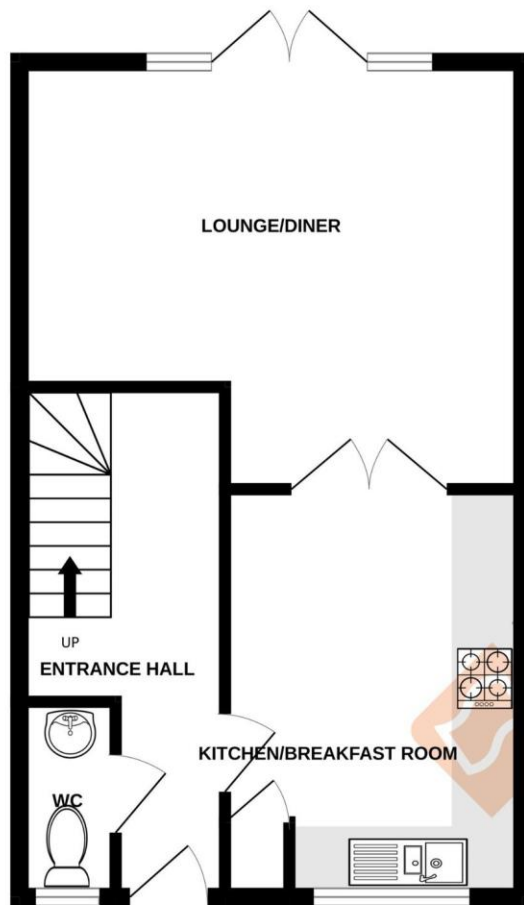
Bedroom One 2.82m x 3.86m (9'4" x 12'8")

Bedroom Two 2.84m x 4.32m (9'4" x 14'2")

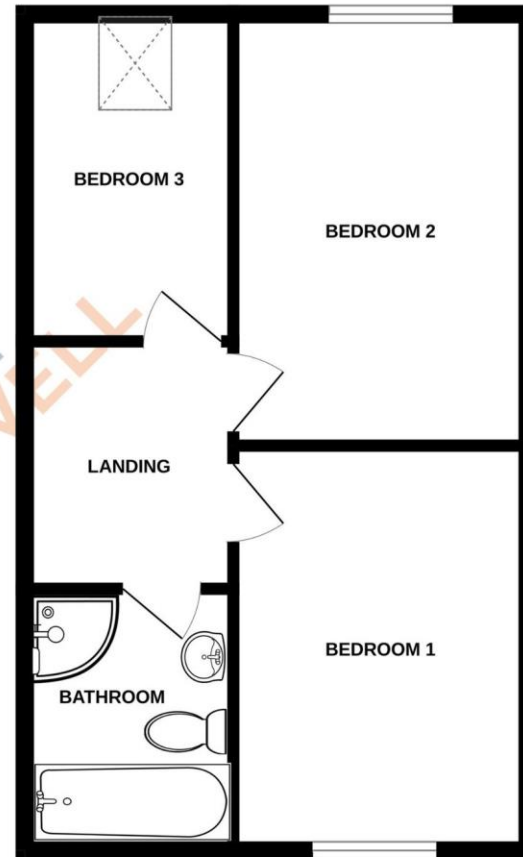
Bedroom Three 2.31m x 3.07m (7'7" x 10'1")



GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



**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.