



65 Corby Road, Swayfield, Grantham, NG33 4LH

 **NEWTON FALLOWELL**

3 1 3

Key Features

- Extended detached home
- Multiple reception rooms
- Lovely conservatory
- Stunning open field views
- Kitchen with a separate utility room
- Downstairs cloakroom
- Oversized garage & workshop
- Mature rear garden
- EPC Rating E
- Freehold

£335,000



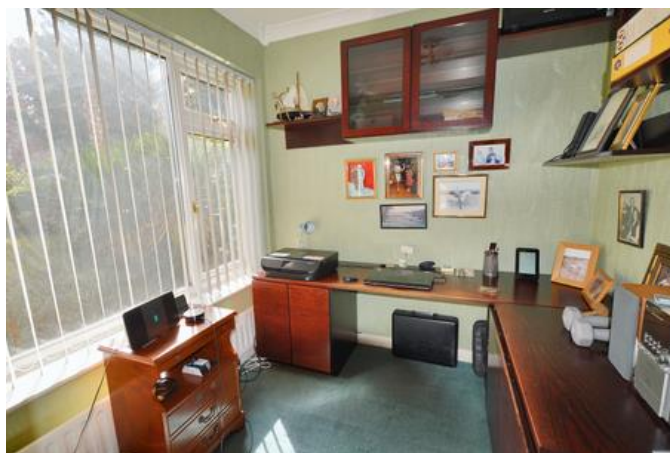


A stunning and extended three-bedroom detached home, nestled in the popular village of Swayfield. This charming property offers versatile living with multiple reception rooms, a well-appointed kitchen with a separate utility room, a downstairs cloakroom, an oversized garage, ample off-road parking, a mature rear garden, and breathtaking open field views.

The property is arranged over two floors, beginning with a welcoming entrance hall that seamlessly connects the living room, kitchen, and study. The spacious living room is filled with natural light and features a charming fireplace. Double doors lead from the living room into the generous dining room and conservatory, providing an ideal space for entertaining. The kitchen is equipped with a range of units and offers pleasant views of the garden. The study provides flexible use, making it perfect as a home office or playroom. Off the kitchen, you will find a utility room with additional storage and the convenience of a downstairs cloakroom. Completing the ground floor is a practical boot room, accessed from the kitchen, ideal for extra storage and daily use.

Upstairs, the landing leads to two well-proportioned double bedrooms, a further single bedroom, and a family bathroom. Bedrooms one and two feature built-in wardrobes, with bedroom one also benefiting from its own shower.

Outside, the front of the property boasts a driveway with ample off-road parking and access to an oversized garage with an electric up-and-over door. The front garden is predominantly lawned and framed by mature trees, shrubs, and flowers. A gated side entrance provides access to a side garden, ideal for a shed or greenhouse, and leads to the beautifully landscaped rear garden, complete with a patio seating area, lawn, and stunning views over open fields.





Entrance Hall 1.81m x 4.18m (5'11" x 13'8")

Living Room 3.75m x 4.54m (12'4" x 14'11")

Dining Room 2.95m x 3.51m (9'8" x 11'6")

Kitchen 2.58m x 2.97m (8'6" x 9'8")

Conservatory 3.43m x 3.62m (11'4" x 11'11")



Utility Room 2.39m x 3.78m (7'10" x 12'5")

Cloakroom 1.15m x 1.27m (3'10" x 4'2")

Boot Room 2m x 2.46m (6'7" x 8'1")

Study 2.11m x 2.28m (6'11" x 7'6")



Landing 2.25m x 2.72m (7'5" x 8'11")

Bedroom One 3.33m x 4.27m (10'11" x 14'0")

Bedroom Two 3.33m x 3.76m (10'11" x 12'4")

Bedroom Three 2.26m x 2.37m (7'5" x 7'10")

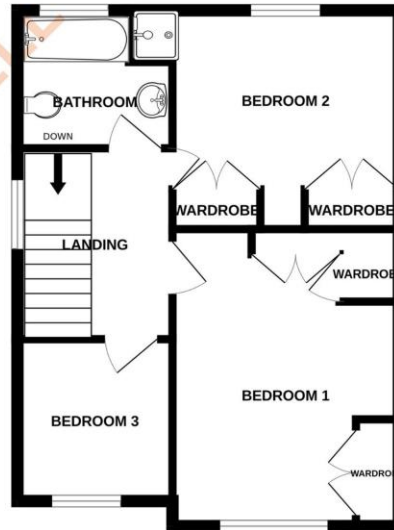
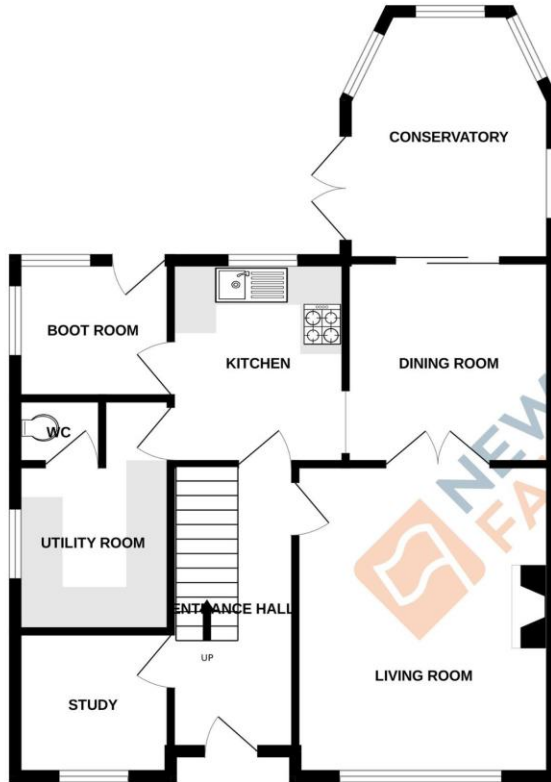
Bathroom 2.1m x 2.24m (6'11" x 7'4")





GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: D

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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