

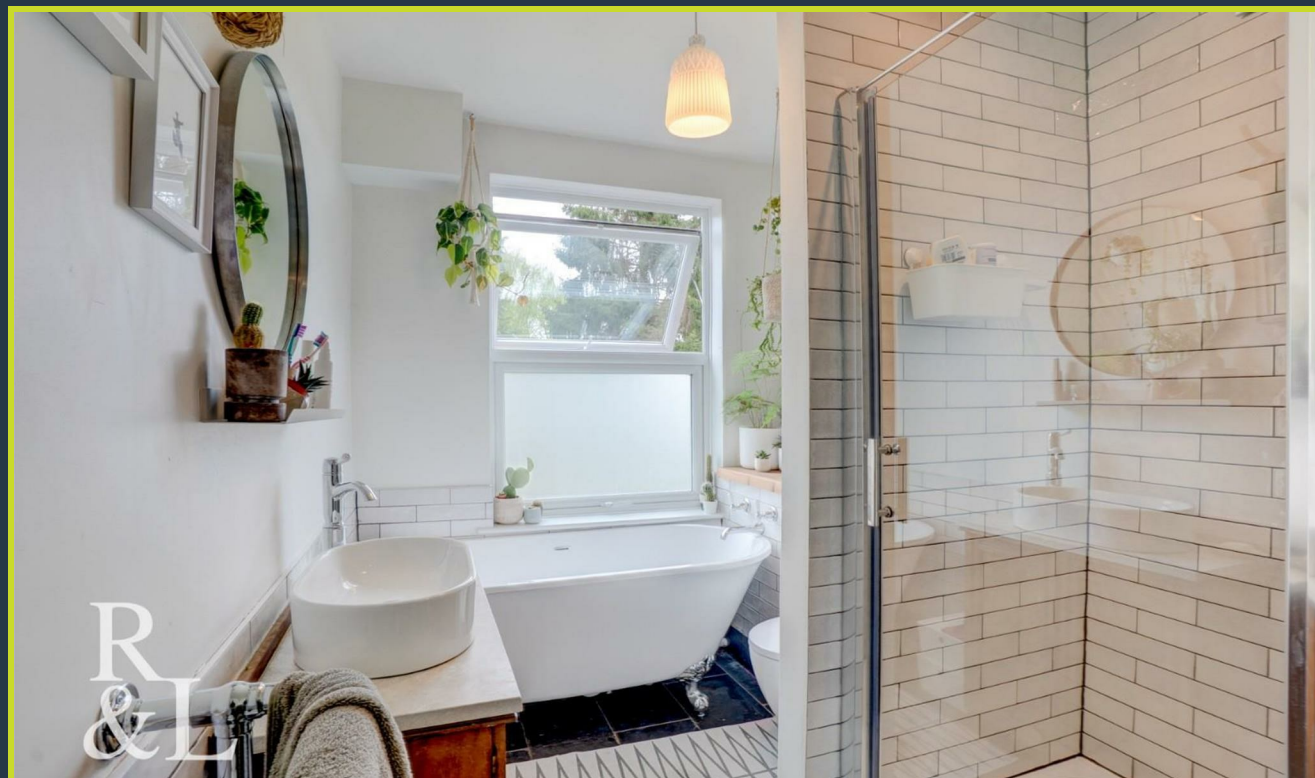


118 Main Street

Swannington | LE67 8QP | Offers In Excess Of £199,999

ROYSTON
& LUND

- Offers in excess of £199,999
- Two Reception Rooms
- Large Cottage Garden
- Close to Countryside Walks
- Freehold
- Two Bedroom Mid-Terrace Home
- Newly Fitted Kitchen
- Four Piece Bathroom
- EPC Rating D
- Council Tax Band A





A charming two-bedroom mid-terrace home located in the desirable village of Swannington, offering easy access to scenic countryside walks.

The property boasts a generous rear garden that extends through multiple sections, backing onto open fields—ideal for those who enjoy outdoor space and a peaceful setting.

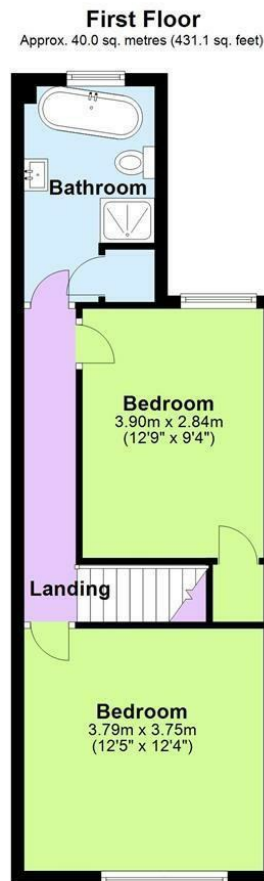
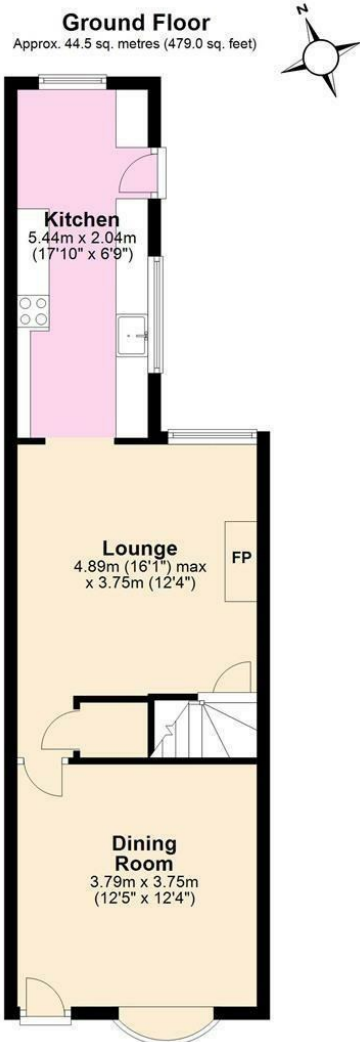
Internally, the accommodation briefly comprises a welcoming front reception room, followed by a second reception room to the rear featuring under-stairs storage and stairs rising to the first floor. The fitted kitchen is well-equipped with an integrated oven, hob, and extractor fan.

Upstairs, there are two well-proportioned double bedrooms, with the rear bedroom benefiting from built-in storage. The property is completed by a newly fitted, stylish four-piece bathroom suite, including a freestanding bath, separate shower, WC, and wash basin.

This home combines character, practicality, and a lovely rural outlook, making it an excellent choice for a range of buyers.

For further information:
https://reports.sprift.com/property-report/?access_report_id=5199635





Total area: approx. 84.6 sq. metres (910.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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