



92 Spring Lane, Swannington

In Excess of £165,000

# 92 Spring Lane

Swannington

This TWO BEDROOM END COTTAGE comes to the market enjoying FIELD VIEWS and OFF ROAD PARKING. In brief, this ideal first time buyer property enjoys a lounge which gives way to a cosy snug with access to the fitted kitchen, stairs rising to the first floor offers two bedrooms and shower room. Externally, the property enjoys a sunny aspect low maintenance courtyard rear garden and off road parking to the front of the property. Situated within the popular commuter village of Swannington early viewings are highly advised to avoid disappointment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- End Cottage
- Two Bedrooms
- First Floor Shower Room
- Two Reception Rooms
- Off Road Parking
- Field Views



## GROUND FLOOR

### Lounge

11' 7" x 13' 0" (3.53m x 3.96m)

Entered through a composite front door with inset opaque double glazed panel and having adjacent uPVC double glazed window to front, timber effect LVT flooring, coving and a brick inset fireplace acting as a focal point.

### Snug

9' 2" x 9' 9" (2.79m x 2.97m)

Enjoying timber effect laminate flooring, stairs rising to the first floor with access to under stairs storage, timber wall panelling, uPVC double glazed window to side and granting access to the kitchen via an exposed brick passage.

### Kitchen

4' 9" x 13' 1" (1.45m x 3.99m)

Inclusive of the attractive range of wall and base units, sink unit with swan neck mixer tap, recess for gas cooker with filtration hood over, wall mounted gas fired central heating boiler, vinyl flooring, tiled splashbacks, space and plumbing for appliances, uPVC double glazed window to rear and having composite door accessing the rear garden.



## FIRST FLOOR

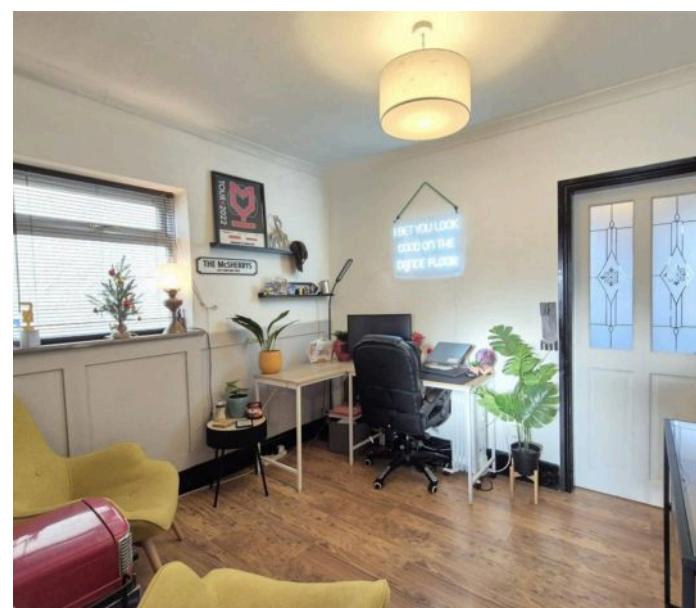
### Landing

Stairs rising to the first floor landing give way to two bedrooms, the shower room and a loft hatch.

### Bedroom One

11' 4" x 13' 0" (3.45m x 3.96m)

Having uPVC double glazed window to front and coving.



**Bedroom Two**

9' 1" x 6' 4" (2.77m x 1.93m)

Having uPVC double glazed window to rear.

**Shower Room**

6' 0" x 3' 2" (1.83m x 0.97m)

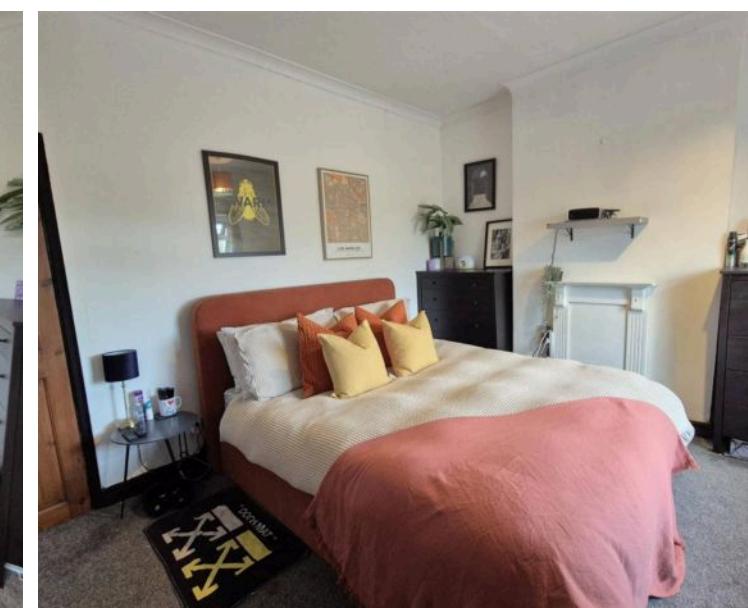
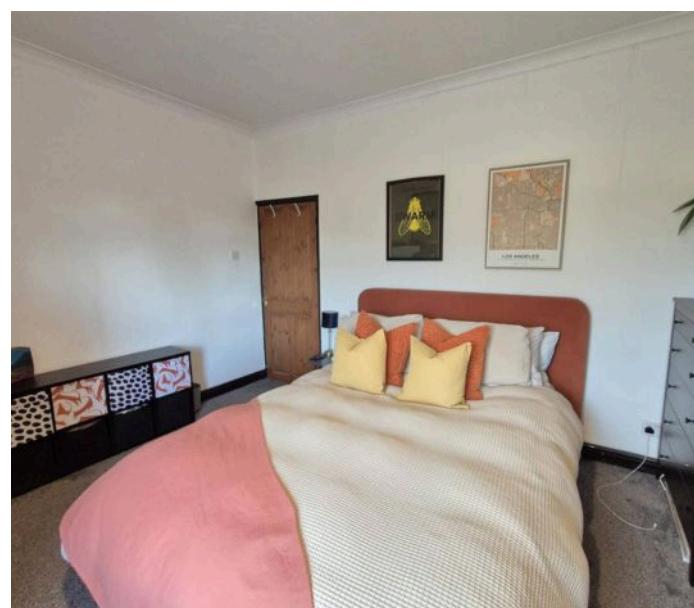
This three piece suite comprises a low level push button w.c, pedestal wash hand basin, shower enclosure, part tiled walls, vinyl flooring, extractor fan and opaque uPVC double glazed window to rear.

**OUTSIDE****Rear Garden**

Entered via a side gate (neighbouring property has pedestrian access over the back), paved patio area with low maintenance area of stone shingling surrounded by brick walls.

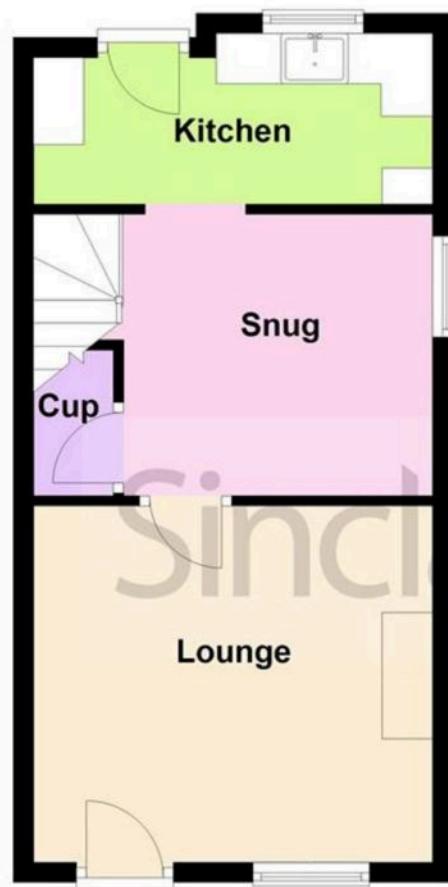
**Front**

A stone shingled driveway offers off road parking.





### Ground Floor



### First Floor





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