



Newton Close, Swinderby, Lincoln

3 3 1 D.

OLIVER REILLY



- STUNNING Detached Bungalow
- Quiet Cul-De-Sac Position
- Utility Room & Separate W.C
- Beautifully Landscaped 0.26 Of An Acre Plot
- Ease Of Access Onto A46- Links To Lincoln & Newark

- Three DOUBLE Bedrooms
- Stylish Dining Kitchen With Island
- TWO En-Suites & Three-Piece Bathroom
- Integral Double Garage & Extensive Driveway
- **VIEWING ESSENTIAL!** Tenure: Freehold EPC: 'D'

Guide Price: £450,000 - £475,000 Prepare to be IMPRESSED by a simply STUNNING and SUBSTANTIAL detached bungalow. Occupying an amazing 0.26 of an acre private plot! Peacefully tucked away at the head of a quiet cul-de-sac. Set in the picturesque village of Swinderby. Hosting ease of access onto the A46, with links to the City of Lincoln and Newark-On-Trent. This SLEEK AND STYLISH home has been presented to an EXCEPTIONALLY HIGH STANDARD and simply MUST BE VIEWED.. in order to be fully appreciated! The bungalow enjoys an expansive, free-flowing layout, in EXCESS of 1,800 square/ft, comprising: Inviting entrance hall with integrated storage cupboard, a useful cloakroom/W.C. A LARGE DUAL-ASPECT living room and a FABULOUS CONTEMPORARY dining kitchen, with central island and a host of integrated appliances. Furthermore, the bungalow benefits from a large utility room, THREE DOUBLE BEDROOMS, two of which are complemented by an EN-SUITE shower room, along with a three-piece bathroom. Externally the property promotes TRANQUILITY IN ABUNDANCE. Showcasing a beautifully landscaped rear garden, with a sizeable well-built garden shed and detached garden room, with power and lighting. The front aspect offers an extensive driveway, providing ample parking for multiple vehicles, including a caravan/ motor home, with access into an INTEGRAL DOUBLE GARAGE, with scope for internal conversion, if required. Subject to relevant approvals. Further benefits of this SUBLIME home include a full alarm system, 360 degree CCTV, uPVC double glazing throughout and oil fired central heating. Internal viewings ARE ESSENTIAL!.. in order to fully appreciate the exquisite condition, extensive living space and picture-perfect privacy all set in a charming traditional and highly sought-after village location.



Porch:

External porch with brick pillars and pitched pantile roof. Access to the external meter. Access to the uPVC double glazed front entrance door.

Reception Hall:

Max measurements provided. Hallway width narrows to 3'8 ft (1.12m). An inviting entrance accessed via a uPVC double glazed front entrance door. Carpeted floor coverings. Wall mounted alarm control panel. Useful fitted storage cupboard. Providing access into all three bedrooms, bathroom, living room, kitchen, utility room, integral DOUBLE garage and the cloakroom;

4'4 x 3'1 (1.32m x 0.94m)

W.C/Cloakroom:

With low level W.C and useful low level vanity storage unit with inset ceramic wash hand basin with chrome mixer tap and extractor fan.

27'8 x 18'8 (8.43m x 5.69m)

Living Room:

A superb dual-aspect living space with separate dining area. With carpeted floor coverings, two wall light fittings, two ceiling light fittings, three double panel radiators. uPVC double glazed window to the side and rear elevation with uPVC double glazed sliding doors leading out onto an extensive paved patio. Max measurements provided.

18'8 x 12'3 (5.69m x 3.73m)

Dining Kitchen:

A FABULOUS modern open plan space with oak engineered flooring. Providing a stunning fitted kitchen with a range of complimentary wall and base units, with work surfaces over. Providing an array of integrated modern appliances including: fridge freezer, AEG electric oven with microwave oven above, five ring gas hob with CDA extractor hood above and an under counter dishwasher. Inset 1.5 bowl stainless steel sink with chrome mixer tap. Central island with integrated under counter wine fridge. Two vertical radiators, uPVC double glazed window to the side elevation, two ceiling light fittings and inset ceiling spotlights. uPVC French doors open out onto an extensive paved patio, enjoying an idyllic outlook over the rear garden.

9'7 x 8'0 (2.92m x 2.44m)

Utility Room:

With vinyl tile effect floor coverings. Providing a range of complimentary cream wall and base units with work surfaces over and part wall black tiled splash backs. Inset stainless steel sink with chrome mixer tap. Provision for under counter washing machine and tumble dryer. Wall mounted alarm control panel. uPVC double glazed window to the side elevation and external uPVC double glazed door giving access to the side garden.

11'8 x 12'3 (3.56m x 3.73m)

Master Bedroom:

A delightful DOUBLE bedroom with carpeted floor coverings. Extensive fitted wardrobes with glass mirrored sliding doors. Central ceiling light fittings and two wall light fittings. uPVC double glazed window to the side elevation. Access into the master en-suite. Max measurements provided.

8'0 x 5'0 (2.44m x 1.52m)

Master En-Suite:

Of stylish modern design. With vinyl floor coverings. Providing a three-piece suite comprising: Low level W.C, vanity storage unit with inset ceramic wash hand basin with chrome mixer tap, double shower with mains water fed power shower facility and attractive mermaid boarding. Wall mounted chrome heated towel rail, Inset ceiling spot light and extractor fan. Obscure uPVC double glazed window to the side elevation.

15'1 x 9'8 (4.60m x 2.95m)

Bedroom Two:

A further DOUBLE BEDROOM with carpeted floor coverings, central ceiling light fitting, uPVC double glazed window to the front elevation and access into the guest en-suite shower room. Max measurements provided.



Local Information & Amenities: Swinderby

The village of Swinderby is conveniently located for ease of access onto the A46, into both the historic market town of Newark-On-Trent (approx. 8 miles) and the City of Lincoln (approx. 12 miles). The semi-rural village is also closely situated into the neighbouring and well served village of Collingham. Located approximately 3 miles away, which hosts a range of useful amenities including: Two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. There is a railway service in Collingham, to Lincoln, Newark and Nottingham. The village provides a daily bus service and railway station. There is a thriving village Pub, Village hall, playing field, Church and a popular Primary school.

Tenure: Freehold.

Sold with vacant possession on completion.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7-DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser (s) will be required to produce two forms of identification documentation in order for the transaction to proceed.

Draft Details- Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

Guest En-Suite:

Of tasteful modern design. Providing vinyl floor coverings and a modern three piece suite comprising: Low level W.C. fitted vanity storage unit with inset ceramic wash hand basin with chrome mixer tap and wall mounted illuminated push button mirror over. Generous corner fitted shower cubicle with sliding doors, mains water fed power shower facility and walled tiled splash backs. Wall mounted chrome heated towel rail, extractor fan and inset ceiling spot lights.

6'5 x 4'8 (1.96m x 1.42m)

Bedroom Three:

A very generous DOUBLE bedroom with carpeted floor coverings, central ceiling light fitting and uPVC double glazed window to the front elevation.

16'0 x 10'2 (4.88m x 3.10m)

Family Bathroom:

Of spacious and modern design, with vinyl floor coverings and a complimentary three-piece suite comprising: Panelled P-shaped bath with mains water fed power shower facility over and a curved clear glass shower screen. Low level W.C. and integrated vanity storage unit with inset ceramic wash hand basin with chrome mixer tap, part walled tiled splash backs and large wall mounted mirror. Wall mounted chrome heated towel rail, double panel radiator and extractor fan. Fitted airing cupboard with access to a modern hot water tank, fitted in 2016. Obscure uPVC double glazed window to the side elevation.

10'8 x 8'0 (3.25m x 2.44m)

Integral DOUBLE Garage:

With two manual up/over garage doors. Providing power and lighting with a double panel radiator and ceiling smoke detector. Plumbing in place for a washing machine and access to a modern boiler system, refitted in 2019. Loft hatch access point, which is well insulated, partly boarded and provides power and lighting.

15'7 x 17'0 (4.75m x 5.18m)

External Garden Room:

Of timber construction with French doors and two windows to the front and side elevations. With tiled floor coverings. With inset ceiling spotlights. Providing power and lighting. With potential to be utilized as a home office or garden room.

10'6 x 9'3 (3.20m x 2.82m)

Externally:

The bungalow enjoys a wonderfully PRIVATE plot. Measuring Approximately 0.26 of an acre. The front aspect provides an extensive tarmac driveway via a brick pillars entrance. There is a low maintenance shingled front garden and two timber side access garden gates, both leading into the rear garden. The formal rear garden is exceptionally well-presented and beautifully landscaped. Predominantly laid to lawn with established planted borders and a central paved pathway with water fountain, leading into the detached timber garden room. There is a low level picket fence with two low level gates, providing access into a gravelled vegetable garden with raised beds and a greenhouse. Further access into a large three-stage timber shed/ workshop, which provides power and light. There are fully fenced side boundaries and high level mature trees to the rear boundary. Furthermore, the rear garden offers an extensive paved patio and landscaped side garden, which in-turn leads to the oil tank and bin store.

Services:

Mains water, drainage, and electricity are all connected. The property also provides oil fired central heating and uPVC double glazing throughout. There is a functional alarm system and 360 degree CCTV cameras, located at various parts of the property. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 1,883 Square Ft.

Measurements are approximate and for guidance only. This includes the integral double garage.

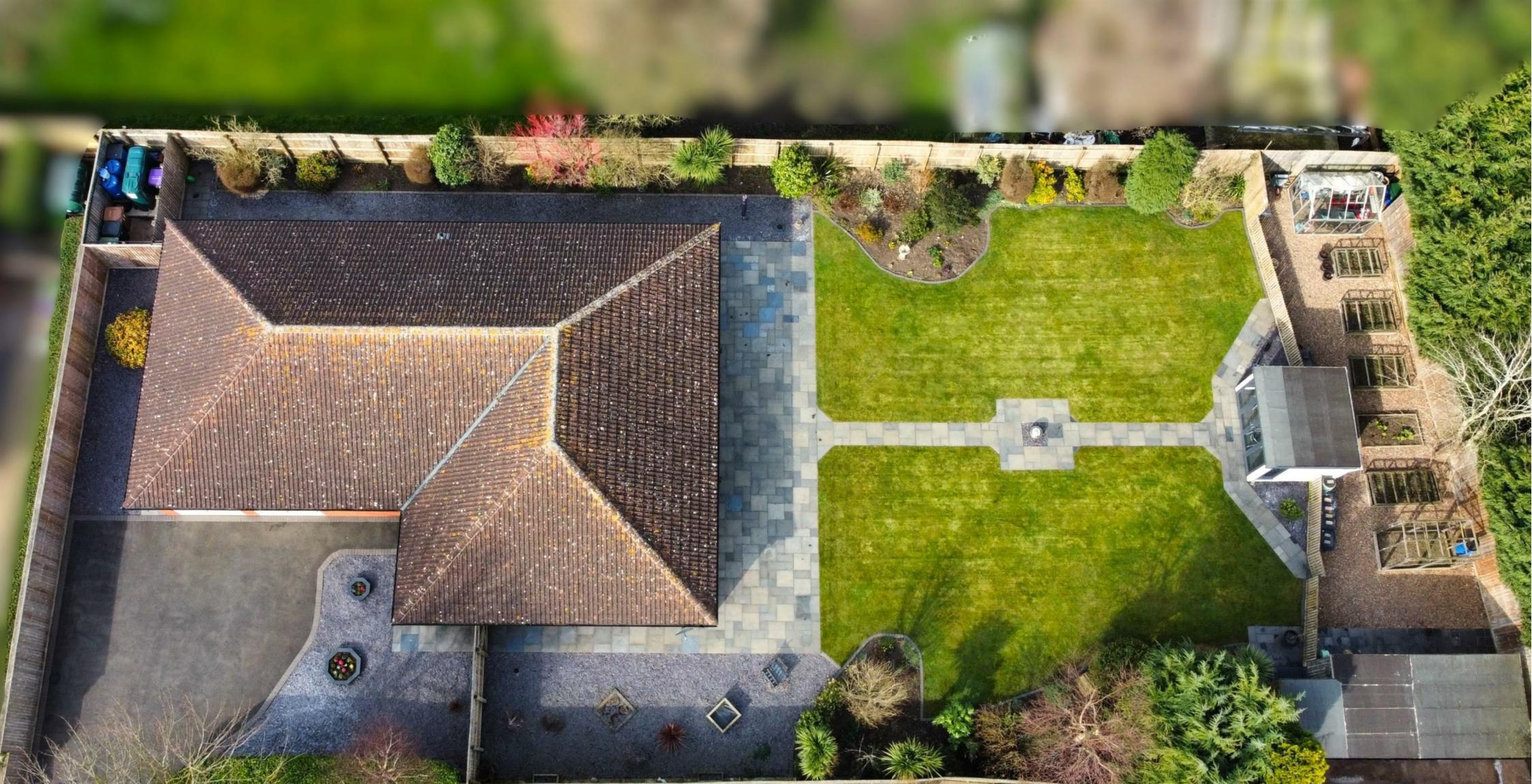
Local Authority:

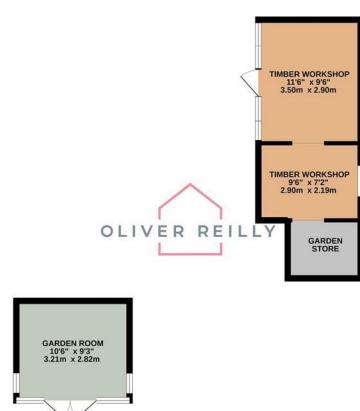
North Kesteven District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'D' (66)







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	