



- Immaculate Presented Dormer Bungalow
- Bedrooms With Eave Storage
- Five-Piece Bathroom Suite
- Detached Upgraded Garage
- Larger Than Average Plot
- Impressive 22'5" Kitchen/Dining
- Ample Driveway Parking
- Sought After Village Location

Manor Road, Swinderby, LN6 9LS  
£350,000



Starkey&Brown is delighted to represent this immaculately and well-presented 3-bedroom chalet bungalow, pleasantly positioned on Manor Road in the popular village of Swinderby. The current vendor has undertaken an extensive programme of improvements, including a full renovation and reconfiguration of the layout, resulting in a turnkey home that flows exceptionally well and is finished to a high standard. Accommodation briefly comprises a bright and welcoming living room, a stunning 22ft kitchen/dining room overlooking the rear garden with a separate utility room and a WC. The property has a stylish 5-piece family bathroom and a ground-floor 3rd bedroom, which could alternatively be used as a home office or snug. On the first floor, there are 2 generous bedrooms, both benefitting from eaves wardrobe and storage, along with a further WC. Additional benefits of this property include oil-fired central heating. Externally, the property has a generous plot, the rear garden is mainly laid to lawn along with a useful outbuilding benefitting with a water supply, there is also a garage currently being used as a craft room and features a wood-burner. To the front of the property, there is ample off-street parking for multiple vehicles. The village of Swinderby offers a range of local amenities, including a primary school, village shop, railway station with direct links to Lincoln, and excellent road links to the A46, open countryside, and is a perfect location for those seeking village living with convenient transport links. Council tax band: C. Freehold.



uPVC door leading into:

### Entrance Hall

Carpeted staircase to the first floor, luxury LVT flooring, LED downlighting, and a radiator. Access to: living room, bathroom, and kitchen/dining room.

### Living Room

17' 9" x 11' 0" (5.41m x 3.35m)

Having uPVC double-glazed windows to the front and two uPVC double-glazed windows to the side, all benefiting from blinds, carpet, a double radiator, and LED lighting.

### Kitchen/Dining Room

22' 5" x 14' 8" (6.83m x 4.47m)

### Kitchen Area

A range of wall and base units with worktops, space for a fridge freezer (to remain), integrated double oven, integrated 4-ring induction hob with overhead extractor fan, ceramic sink with mixer tap, integrated dishwasher, LVT flooring, a uPVC double-glazed window to the rear with fitted blinds, LED lighting, plinth heater, and undercabinet lighting.

### Dining Area

Having uPVC double doors leading to the rear with fitted blinds, uPVC double-glazed window to the side, LVT flooring, a radiator, fitted cabinet storage, and LED lighting. Leading into:

### Utility

9' 3" x 8' 6" (2.82m x 2.59m)

Having a uPVC double-glazed window overlooking the front with fitted blinds, a uPVC double-glazed door to the rear aspect, wall and base units with a counter worktop, space and plumbing for a washing machine, space for a tumble dryer, LVT flooring, and a radiator. Access to:

### WC

Having a low-level WC, a wash hand basin, LVT flooring, and a radiator.

### Bedroom 3

11' 6" x 9' 11" (3.50m x 3.02m)

Having a uPVC double-glazed window to the front aspect with fitted blinds, carpeted, and a radiator.

### Bathroom

12' 4" x 11' 0" (3.76m x 3.35m)

Five-piece suite comprising a bath tub with tiled surround, a low-level WC, a double-sink with under storage, open walk-in shower with rainfall showerhead, a uPVC double-glazed frosted window to the side with fitted blind, tiled flooring, tiled walls, a chrome radiator, LED lighting, and an extractor fan.

### First Floor Landing

Two Velux windows looking to the front and rear aspects, carpeted, access to eaves storage, and a radiator. Access to:

### WC

Having a low-level WC, a wash hand basin, a radiator, and carpet.

### Bedroom 1

13' 9" x 12' 0" (4.19m x 3.65m)

Having a uPVC double-glazed window to the side aspect, carpet, a radiator, eaves wardrobe storage, and 2 further doors leading to additional storage.

### Bedroom 2

12' 11" x 11' 0" (3.93m x 3.35m)

Having a uPVC double-glazed window to the side aspect, carpet, a radiator, eaves wardrobe storage, and 2 doors leading to further eaves for additional storage.

### Outside Rear

Sat on a generous plot being mainly laid to lawn with a slab seating area, 2 timber sheds (to remain), outdoor power source, lighting, cold water tap, and access to either side with fencing and gated access.

### Outbuilding

7' 11" x 7' 0" (2.41m x 2.13m)

Currently being used for storage. Having base units, a sink, and a water source.

### Garage

16' 5" x 10' 11" (5.00m x 3.32m)

Currently being used as a craft room and having laminate flooring, a window looking out to the garden. The current seller has added a wood-burner for heating.

### Outside Front

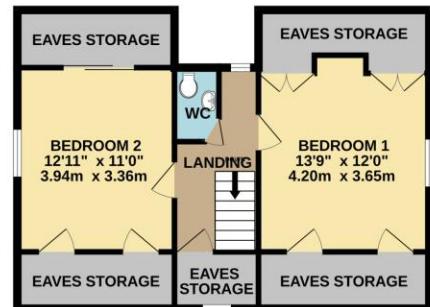
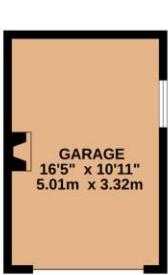
Ample tarmac driveway parking, partially stoned and a lawned area with mature shrubs, and a carport. Access to the side of the property.





GROUND FLOOR  
1092 sq.ft. (101.5 sq.m.) approx.

1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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