OLIVER REILLY









Collingham Road, Swinderby, Lincoln
£260,000

BLINK & YOU'LL MISS IT!!!...

This spacious and versatile detached chalet-home is pleasantly positioned in a delightful village location.

Boasting three well-proportioned bedrooms, two sizeable reception rooms, an integral single garage, with extensive driveway. A lovely enclosed rear garden and the huge benefit of a detached garage/ workshop. Boasting great multi-purpose potential.

Leaving much to your imagination to MAKE YOUR OWN! This is an opportunity not to be missed!

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- SPACIOUS DETACHED CHALET HOME
- THREE BEDROOMS
- LOVELY VILLAGE LOCATION
- GROUND FLOOR W.C & FIRST FLOOR BATHROOM
- TWO RECEPTION ROOMS
- IMPRESSIVE PLOT WITH EXTENSIVE DRIVEWEY
- INTEGRAL GARAGE & DETACHED GARAGE/ WORKSHOP
- LOVELY PRIVATE REAR GARDEN
- SCOPE TO MODERNISE & MAKE YOUR OWN
- LINK & YOU'LL MISS IT! NO CHAIN! Tenure: Freehold. EPC 'D'

Services:
Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating and uPVC double glazing throughout.
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.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
North Kesteven District Council.

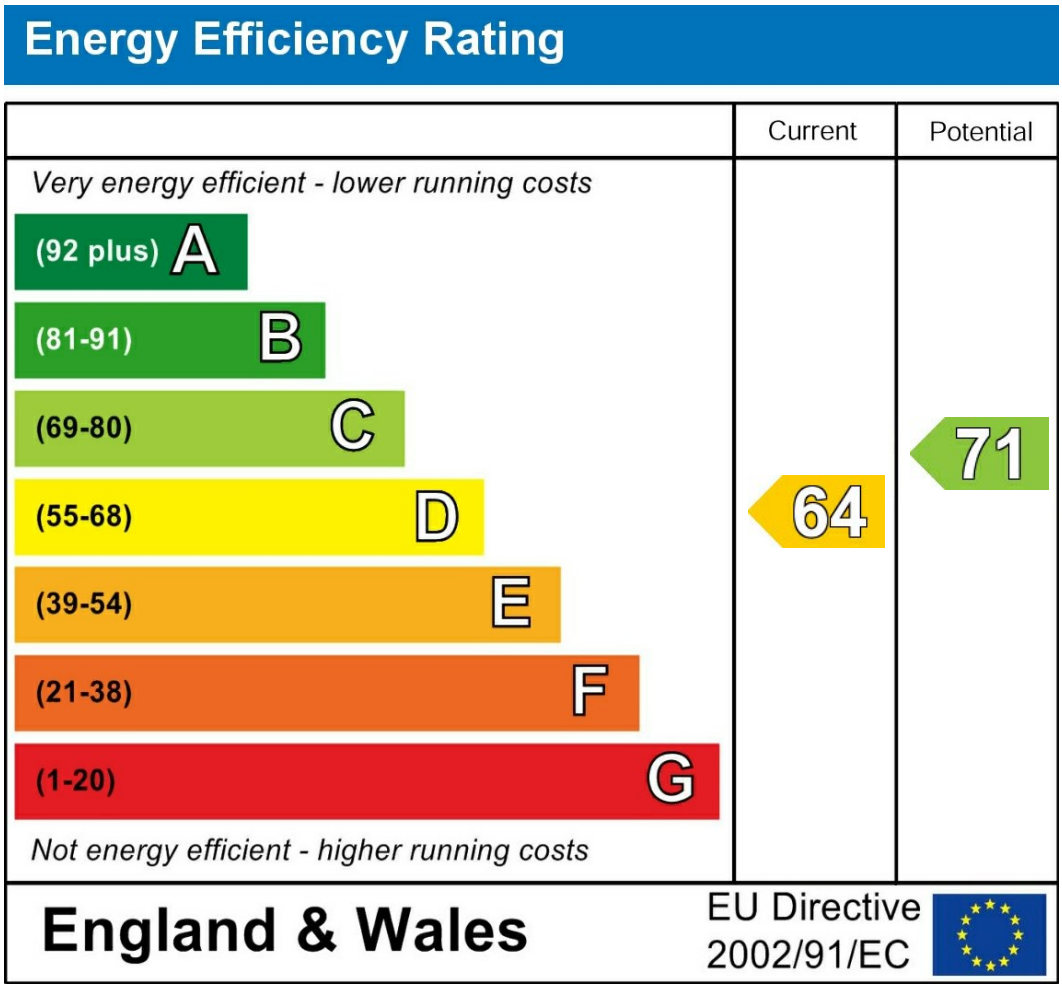
Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D'
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Draft Details-Awaiting Approval:
These are draft particulars awaiting final approval from the vendor, therefore the contents 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.



T. 01636 558 540



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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