



7 Pacey Close

Swinderby, Lincoln, LN6 9NA



Book a Viewing

£365,000

Detached family home positioned within a quiet cul-de-sac, offering spacious and versatile accommodation throughout. Briefly comprising an entrance porch, welcoming hallway with feature glazing, impressive open-plan living and dining room with patio doors opening onto the rear garden, stylish re-fitted shaker-style kitchen, conservatory and ground floor shower room. To the first floor there are four well-proportioned bedrooms and a contemporary re-fitted family bathroom. Externally, the property occupies a generous plot with driveway parking, double garage and attractive gardens, making it an ideal home for growing families.





SERVICES

Main electricity, water and drainage. Oil fired central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Swinderby is a village in the North Kesteven District of Lincolnshire, offering a range of amenities for residents and visitors. The village features a public house, church, village hall, two playing fields and a primary school with a nursery. The village is conveniently located near the A46, providing easy access to nearby Cities such as Lincoln and Newark-on-Trent. Swinderby also has a railway station on the Nottingham to Lincoln Line, offering additional transport options for residents.



PORCH

Glazing to two sides and door to entrance hall.

ENTRANCE HALL

14' 1" x 7' 10" (4.3m x 2.4m) Feature glazed window, stairs to the first floor, radiator and doors to shower room, kitchen, and living room.

SHOWER ROOM

7' 10" x 5' 6" (2.4m x 1.7m) Re-fitted shower room comprising a shower cubicle with a mains shower, low level WC and wash hand basin sat within a vanity unit, radiator, tiled floor, tiled splash back and uPVC double glazed opaque window to the side elevation.

KITCHEN

13' 5" x 10' 9" (4.1m x 3.3m) Re-fitted with Shaker style wall and base units with a work-surface incorporating a sink unit with a stainless steel mixer tap, two fitted Bosch ovens, ceramic hob, integrated dishwasher and space for large fridge freezer, radiator, uPVC double glazed window to the rear elevation and doors to the dining room and conservatory.



CONSERVATORY

18' 4" x 8' 2" (5.6m x 2.5m) Brick and uPVC double glazed construction with doors to the front and side, tiled floor and polycarbonate roof.

DINING ROOM AREA

6' 6" x 10' 9" (2m x 3.3m) With uPVC double glazed window to the rear elevation, radiator, coving to the ceiling and archway to living room.



LIVING ROOM AREA

19' 0" x 14' 1" (5.8m x 4.3m) With uPVC double glazed window to the front elevation, coving to the ceiling, uPVC double glazed patio doors onto the rear garden and a radiator.

FIRST FLOOR LANDING

18' 0" x 7' 10" (5.5m x 2.4m) With uPVC double glazed window to the front elevation, built-in storage cupboards, built in airing cupboard housing the hot water cylinder, access to the loft and doors to the bathroom and bedrooms.

BEDROOM ONE

10' 9" x 11' 9" to wardrobe doors (3.3m x 3.6m) With uPVC double glazed window to the rear elevation, radiator and built-in wardrobes and drawers.

BEDROOM TWO

10' 9" x 10' 9" in to recess (3.3m x 3.3m) With uPVC double glazed window to the rear elevation and a radiator.

BEDROOM THREE

11' 9" in to recess x 7' 10" (3.6m x 2.4m) With uPVC double glazed window to the front elevation and a radiator.

BEDROOM FOUR

8' 6" plus door recess x 9' 6" (2.6m x 2.9m) With uPVC double glazed window to the rear elevation and a radiator.





BATHROOM

10' 2" x 6' 0" (3.1m x 1.85m) Comprising a bath with an electric shower over, low level WC and wash hand basin set within a vanity unit, tiled splashback, chrome heated towel rail, inset spotlights, built-in storage cupboard and uPVC double glazed opaque window to the front elevation.

UTILITY

6' 10" x 6' 10" (2.1m x 2.1m) With a floor mounted oil boiler and space and plumbing for a washing machine.

DOUBLE GARAGE

18' 0" x 18' 0" (5.5m x 5.5m) Having an electric up and over door, personnel door at the side, window to the rear, power and lighting.

OUTSIDE

There is parking at the front and access to the double garage. The side and rear gardens are mostly lawn with fruit trees, mature borders for plants and shrubs and a patio area.



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Sils & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

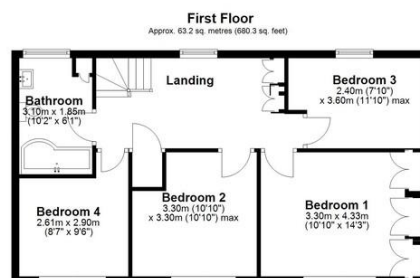
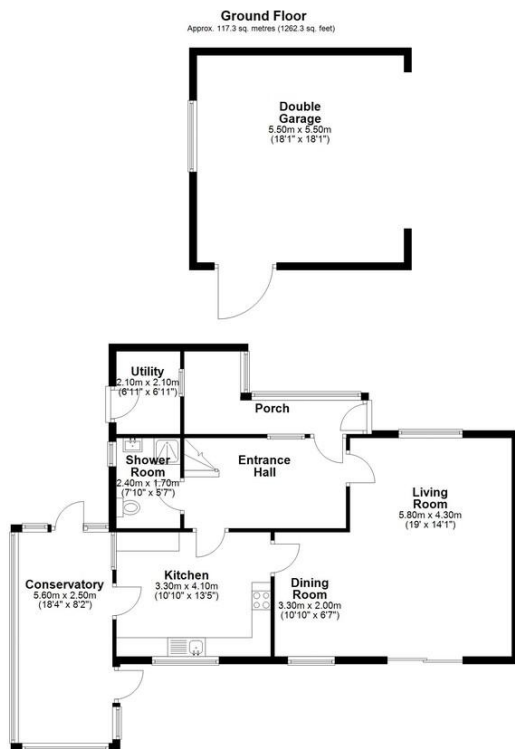
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 180.5 sq. metres (1942.6 sq. feet)
7 Paces Close, Swinderby

46 Middle Gate
Newark
NG24 1AL
newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN
southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS
info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH
info@mundys.net
01673 847487

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