



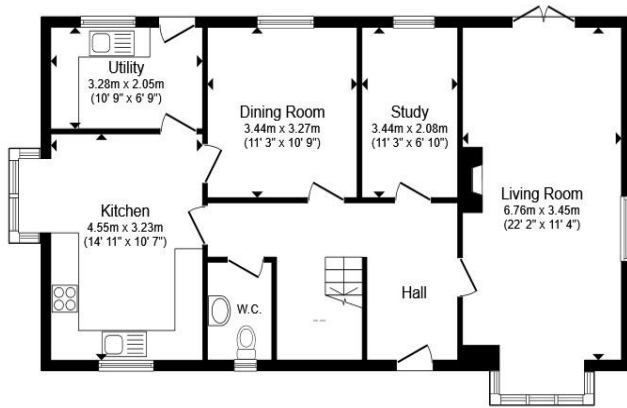
**Bertie Close**  
**Swinstead NG33 4PW**



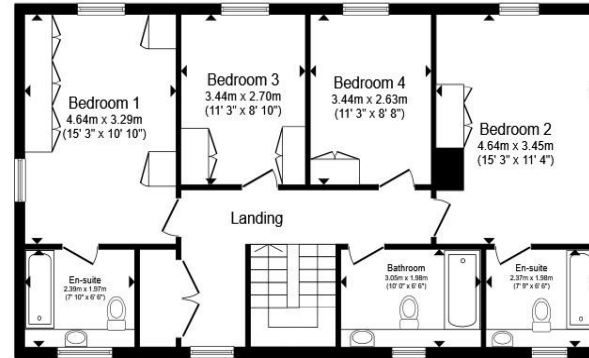
*Welcome to*  
**Bertie Close**  
Swinstead

This spacious detached family home is situated in the popular village of Swinstead, with excellent transport links to Stamford, Grantham & Bourne and many amenities in the nearby village of Corby Glen including schooling, a shop, two pubs and doctors' surgeries.

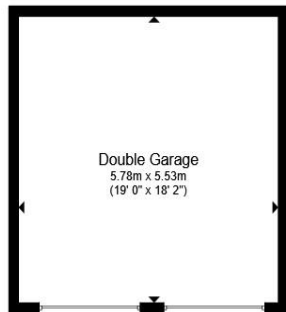




**Ground Floor**



**First Floor**



**Garage**

Total floor area 201.1 sq.m. (2,165 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.

A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Hall**

18' 1" max x 10' 7" max ( 5.51m max x 3.23m max )

**Lounge**

24' 3" x 11' 4" ( 7.39m x 3.45m )

**Study**

11' 1" x 6' 10" ( 3.38m x 2.08m )

**Dining Room**

11' 1" x 10' 9" ( 3.38m x 3.28m )

**Kitchen Breakfast Room**

15' x 12' 8" ( 4.57m x 3.86m )

**Cloakroom**

**Bedroom One**

15' 3" x 10' 9" ( 4.65m x 3.28m )

**En-Suite Bathroom**

7' 9" x 6' 5" ( 2.36m x 1.96m )

**Bedroom Two**

15' 3" x 11' 4" ( 4.65m x 3.45m )

**En-Suite Bathroom**

7' 8" x 6' 5" ( 2.34m x 1.96m )

**Bedroom Three**

11' x 8' 10" ( 3.35m x 2.69m )

**Bedroom Four**

11' x 8' 8" ( 3.35m x 2.64m )

**Bathroom**

10' 2" x 6' 5" ( 3.10m x 1.96m )

**Garage**

22' 1" x 18' 2" ( 6.73m x 5.54m )

## Welcome to Bertie Close Swinstead

- Generous plot
- Spacious detached family home
- Country village location
- Four bedrooms & study
- Two en-suites and family bathroom
- Separate dining room
- Double garage
- South facing rear garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

guide price

**£475,000**

The property offers well-presented and generous accommodation briefly comprising: spacious entrance hall leading to the lounge with a box bay window, open fireplace and French doors out to the rear garden. Also off the hall is a study, separate dining room, cloakroom and kitchen breakfast room. The kitchen is fitted with a range of units and built-in appliances with a box bay window and leads to the utility room with further units for additional storage, a sink and plumbing for a washing machine, and a door out to the rear garden.

Upstairs there are four good sized bedrooms, with the principal bedroom and guest bedroom having en-suite bathrooms, and a family bathroom fitted with a white suite, vanity sink unit and a shower over the bath.

Outside the property offers good frontage with lawn and mature trees with a sweeping driveway providing off road parking for multiple vehicles and leading to the double garage. The rear garden is south facing and is mainly laid to lawn with mature borders and a patio seating area with a summer house and offers a good degree of privacy. The property sits on a generous plot and must be viewed to be fully appreciated!



Please note the marker reflects the  
postcode not the actual property

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SMD105047 - 0002