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Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



Beanfield Cottage, North Drove , Swaton, Lincs , NG34 0JS

£495,000 Freehold

- Individual Cottage
- Spacious Accommodation
- Two Reception Rooms
- Four Bedrooms
- Stunning Views

Beanfield cottage was originally two cottages built in 1950. It has more recently been converted into one spacious and immaculately presented family home located in an idyllic rural location with stunning panoramic views. Viewing is highly recommended to appreciate everything that this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



GROUND FLOOR

ACCOMMODATION

uPVC part glazed front door to Entrance Porch: 10'4" x 3'9"
wooden flooring, second part glazed timber door to Entrance
Hallway: Wooden flooring, radiator, stairs to first floor.

LOUNGE

16' 8 MAX " x 22' 4 MAX " (5.08m x 6.81m) Two radiators,
open fire place with tiled hearth and a multi fuel log burning
stove, TV point, telephone point.

KITCHEN

10' 4" x 13' 10" (3.15m x 4.22m) Fitted wall mounted and
floor standing cream fronted cupboards including a larder
style pull out cupboard, wooden flooring, complimentary
brand new wooden worktops and splash back tiling, inset one
and a quarter bowl polycarbonate sink and drainer with mixer



taps, space and plumbing under worktop for dishwasher, space for range cooker with extractor canopy over,

DINING ROOM

10' 11" x 9' 3" (3.33m x 2.82m) Wooden flooring, radiator.

UTILITY ROOM

14' 9" x 6' 11" (4.5m x 2.11m) Fitted worktop and complimentary splash back tiling, inset stainless steel sink and drainer with mixer tap, space and plumbing for automatic washing machine, space for American style fridge/freezer, ceramic floor tiles, radiator, pedestrian door to garage.



SHOWER ROOM

7' 0" x 6' 10" (2.13m x 2.08m) Walk in double width shower cubicle with glass screen, wash hand basin with vanity unit under, low level WC, vertical radiator, fully tiled walls, ceramic floor tiles.

FIRST FLOOR LANDING

25' 8 MAX " x 6' 11" (7.82m x 2.11m) Radiator, access to roof storage space, airing cupboard housing boiler and shelving, two deep storage cupboards.

BEDROOM 1

10' 11" x 16' 9" (3.33m x 5.11m) Radiator, TV point, window to rear.

ENSUITE CLOAKROOM

Low level WC, pedestal wash hand basin, extractor fan, wooden effect vinyl flooring, wall mounted electric heater.

BEDROOM 2

14' 0" x 10' 11 MAX " (4.27m x 3.33m) Radiator, window to front.

BEDROOM 3

13' 11" x 10' 11" (4.24m x 3.33m) Radiator, window to front.

BEDROOM 4

8' 4" x 10' 11" (2.54m x 3.33m) Radiator, window to side.



FAMILY BATHROOM

8' 0" x 7' 0" (2.44m x 2.13m) Panelled bath with centre mixer tap and mixer shower attachment, mixer shower attachment, low level WC, wash hand basin, vanity cupboard under, wooden flooring, radiator, electric shaver point.

AGENTS NOTE

Beanfield Cottage is an immaculate spacious house located in a stunning rural location. Located in the village of Swaton. Swaton benefits from a village community hall where locals get together for organised events. There are excellent primary schools in the close by villages of Billingborough, Pointon and Horbling and there is a school bus to the nearby senior school in Donnington. Viewing is highly recommended to appreciate the location of this stunning property.





EXTERNALLY

This property is located on a very large plot. At the front of the house there is an extensive gravelled driveway with parking for at least 6 cars. The garden wraps around the side and rear of the house. There is an extensive lawn with an abundance of fruit trees. The garden wraps around the house and the rear benefits from two brick built outhouses and log stores. There is a patio seating area which buyers can sit and enjoy the many birds and wild life that appear in the nearby fields. To the opposite side of the house is still more garden and a variety of mature trees and shrubs. There is another decked patio seating area and mature hedging to the front. Overall this garden is a perfect haven to sit and relax in.





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Floorplan

This is the floorplan for your property:



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TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 18006

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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