



High Street
Swinstead, Grantham, NG33 4PA
Offers Over £650,000

Richardson

High Street Swinstead, Grantham, NG33 4PA

Key Features

- Approx. 1.23 acre plot on the village edge, screened by mature trees and backing onto open farmland
- Excellent potential to update and extend (subject to the necessary consents) to suit individual requirements
- Well-maintained throughout, with oil central heating, mostly double glazing, and an enlarged garage with bedroom above
- Spacious and versatile accommodation with four bedrooms, generous reception rooms, a conservatory, and kitchen diner with Aga
- Development potential for additional dwellings, subject to planning permission
- No onward chain, offering a rare opportunity to acquire a substantial home in a superb setting



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Situated on the edge of the village and screened by mature trees and hedging, this individual chalet home offers spacious accommodation within a mature plot extending to approximately 1.23 acres, backing onto open farmland. The property was extended by the current vendors about 20 years ago to provide an additional double bedroom above an enlarged garage. The property lends itself to some updating to the buyers individual style or further extensions if desired, but is a rare opportunity to acquire a family home offering flexible accommodation within a superb plot with potential development for additional plots for separate dwellings - See Planning Notes. The accommodation comprises: recessed porch, reception hall, cloakroom, dining room, living room, conservatory, kitchen diner with Aga and utility room. To the first floor, the master bedroom has an ensuite shower room and built in wardrobes, 2 further double bedrooms, one with built in wardrobes, further single bedroom and family bathroom. The property has oil central heating and the majority of the windows have been replaced with double glazing. The property is offered with NO CHAIN.

Recessed porchway

Reception hall

Cloakroom

Dining room
11'3" x 10'1" (3.43m x 3.09m)

Living room
21'9" x 17'11" (6.65m x 5.48m)

Conservatory
12'1" x 11'11" (3.7m x 3.64m)





Kitchen breakfast
17'1" x 11'8" (5.21m x 3.56m)



Utility
10'5" x 8'2" (3.20m x 2.50m)

First floor landing

Bedroom
13'8" x 12'2" (4.17m x 3.72m)

Ensuite shower

Bedroom
13'6" x 12'11" (4.14m x 3.94m)

Bedroom
11'5" x 11'0" (3.49m x 3.36m)

Bedroom
11'3" x 5'10" plus recess (3.45m x 1.78m plus recess)

Family bathroom

External details

The property is located on the edge of Swinstead just outside the conservation area, on a large mature plot extending to approximately 1.23 acres in all. Approached through stone walling and mature hedging, with a carriage driveway and further drive off leading up to the property and the oversized Garage 4.24m X 4.16m with workshop area and oil fired boiler. The grounds are extensive with the property sitting in an elevated position and backing onto open farmland. The formal gardens are principally to the left side and front with extensive lawns, mature shrubs, planted borders and some fruit trees. There is also a stone built store/shed. Further lawns to the right of the property with a large green house and attractive wooded glade area.



Planning Notes

The vendors have explored the potential for development within the grounds for the construction of two detached dwellings to the south of the principal property by seeking advice from SKDC in the form of a Pre-application enquiry. A comprehensive 8 page reply has been obtained from SKDC, a copy of which is available from Richardson. However within the conclusion it states: Should you decide to submit a formal planning application, it is considered that whilst residential development of an appropriate form and nature would be suitable in principal, the proposal would require careful consideration in terms of its scale, siting, design and materials. The vendors have also obtained Archaeological advice - preliminary advice, a copy of which is available from Richardson

Tenure

Freehold with vacant possession

Council tax

South Kesteven District Council Tax Band D

Communication

According to Ofcom: Ultrafast Full Fibre is available
According to Ofcom: Mobile coverage outdoor is Likely with EE, Three, O2 and Vodafone

Services

Mains water, electricity and sewerage. Oil fired central heating

Viewing

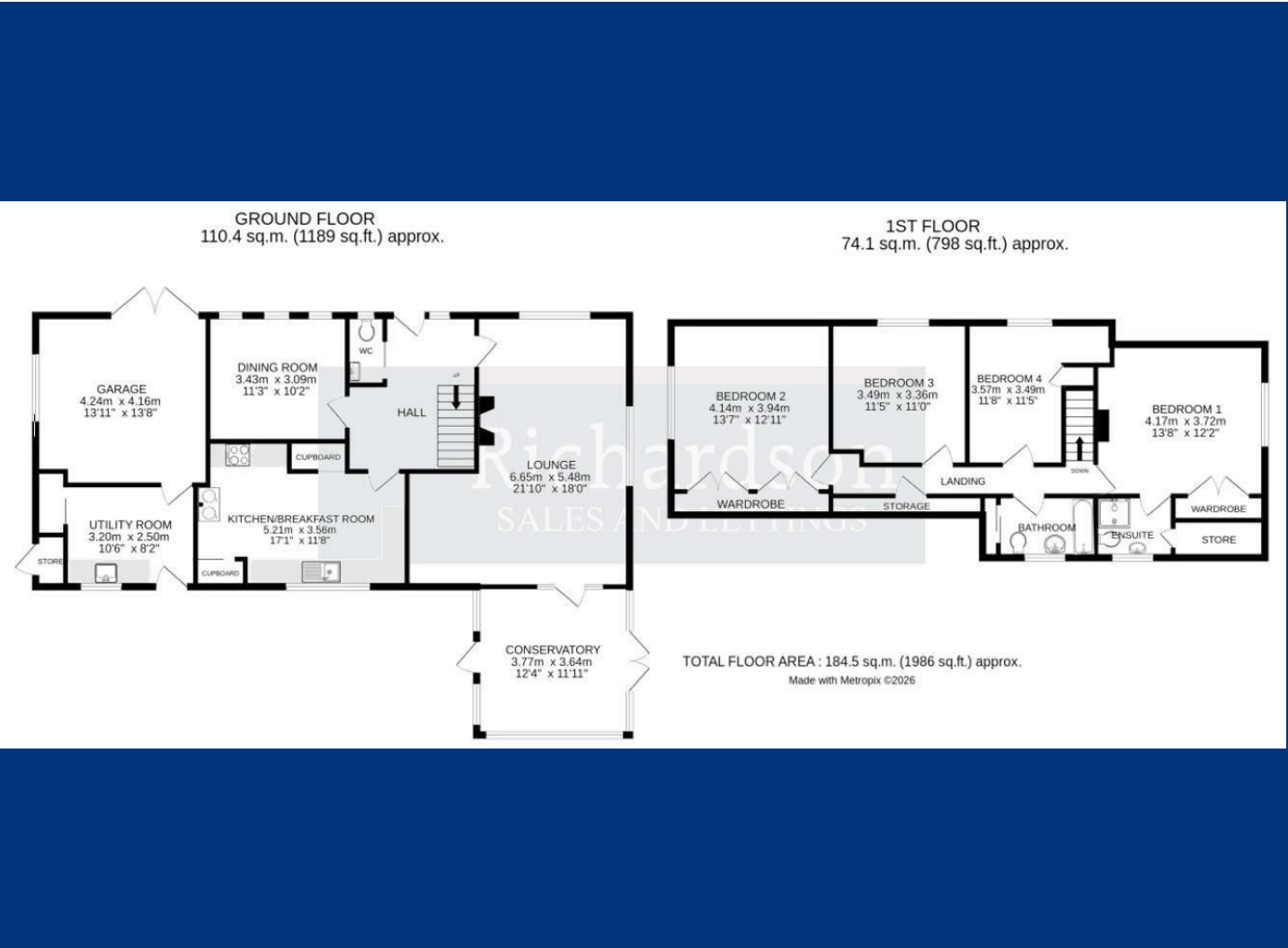
Telephone appointment with Richardson
post@richardsonsurveyors.co.uk







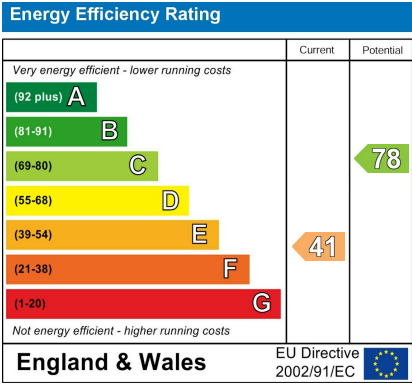
Floor Plan



Area Map



Energy Efficiency Graph



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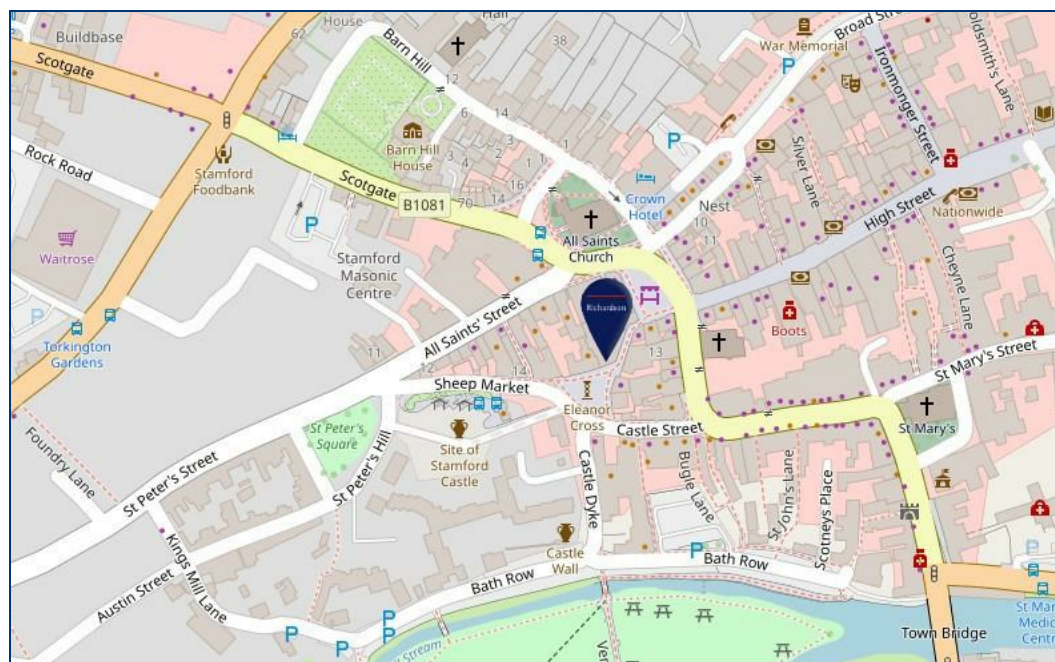
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