



FAIRWEATHER  
FOR SALE  
01205 33012



Orchard House, Swarby Lane, Swarby, Sleaford NG34 8TQ

o/o £650,000

This beautifully presented four-bedroom Georgian-style home offers the perfect blend of timeless character and modern convenience, set within the charming village of Swaby, ideally positioned for commuters between Sleaford and Grantham. Built in 2009, the property has been thoughtfully designed to reflect the elegance of a period home, showcasing high ceilings, superb, double-glazed sliding sash windows, a combination of oak and Lincolnshire polished limestone flooring, and quality panelled doors, skirting, and architraves throughout.

The well-balanced accommodation is centred around a stunning open-plan dining kitchen, creating a sociable and light-filled heart of the home, with patio doors opening seamlessly onto the garden and patio beyond. Complementing this space are three versatile reception rooms, including a principal lounge, a sitting room currently used as a nursery, and a study presently serving as a hobbies room. There is underfloor heating throughout the ground floor and quality carpets with radiators to the first-floor accommodation.

Upstairs, the property continues to impress with four generous double bedrooms, three of which benefit from their own en-suite facilities and built-in wardrobes. The main bathroom is equally luxurious, featuring a four-piece suite complete with a freestanding bath and separate shower.

The home has been significantly enhanced by the current sellers within only the last 3 years. Inside, all electrics were tested in 2024, with new chrome sockets and USB points added in every room. The driveway has been widened to provide ample parking for multiple vehicles, both to the front and along the gated driveway to the side of the property. In addition, a room above the detached double garage was cleverly converted into a fully self-contained, registered Airbnb in 2024, offering excellent income potential or guest accommodation. This superb space, also enjoys a private balcony and along with a wooden cabin below, enjoys delightful views across grazing land to the rear.

A truly exceptional village home that combines classic design and period features with modern living – perfect for a family looking for a rural lifestyle but needing easy access to the A1 and London Kings Cross.







**Entrance Hall 4.74m x 3.01m (15'7" x 9'11")** An elegant and welcoming reception hallway entered via a traditional front door with top lights, featuring solid oak flooring with underfloor heating, LED ceiling lighting, integrated alarm control panel, under-stairs storage cupboard and a beautifully crafted staircase rising to the galleried first floor landing.

**Lounge 5.26m x 4.20m (17'3" x 13'9")** A beautifully proportioned principal reception room enjoying a double-glazed sliding sash window to the front elevation, half-height period-style wainscoting and a striking fireplace with exposed brick interior and chimney lined in preparation for a wood-burning stove. A bespoke media wall provides ideal space for a full entertainment system.

**Sitting Room 3.55m x 4.41m (11'8" x 14'6")** As the seller is a registered childminder, this second sitting room is currently utilised as a nursery. This bright and versatile reception room benefits from an abundance of natural morning sunlight and is complemented by continued high-quality flooring and finish.

**Study 2.05m x 4.41m (6'9" x 14'6")** A quiet and versatile room currently used as a craft room, ideal as a home office or study, with side aspect window and continued oak flooring.

**Open-Plan Dining- Kitchen 5.11m x 3.91m (16'9" x 12'10")** A stunning bespoke kitchen fitted with an extensive range of cabinetry painted in Farrow & Ball Hague Blue with granite work surfaces. Features include a recessed Britannia triple oven range cooker with six-burner gas hob and hot plate, Metro style wall tiling where appropriate, double Butler style ceramic sink, integrated dishwasher and space and plumbing for an American-style fridge freezer which may be open to additional negotiation. Polished Lincolnshire Limestone flooring with underfloor heating continues throughout. The kitchen is open to the:

**Dining Area 3.70m x 3.48m (12'2" x 11'5")** Forming part of the superb open-plan kitchen space, the dining area enjoys polished Lincolnshire limestone flooring with underfloor heating, statement pendant lighting and French doors opening directly onto the rear garden, creating an excellent entertaining environment.

**Utility Room 3.18m x 3.02m (10'5" x 9'11")** A well-appointed utility/boot room providing additional storage and workspace with fitted units, sink with water softener beneath, plumbing for laundry appliances and access to the rear garden. **WC** Fitted with a contemporary two-piece suite comprising low-level WC and wash hand basin.

**First Floor Landing 5.75m x 3.01m (18'10" x 9'11")** A spacious galleried landing enhancing the sense of light and space throughout the first floor, with loft access via ladder leading to a partially boarded loft space and an airing cupboard with hot water cylinder and shelving.

**Bedroom One 5.11m x 3.94m (16'9" x 12'11")** A generous principal bedroom enjoying far-reaching countryside views to the rear, fitted wardrobes and access to **En Suite 2.33m x 2.81m (7'8" x 9'3")** Beautifully appointed with a freestanding bath, separate rainfall shower enclosure, wash hand basin and low-level WC.

**Bedroom Two 3.92m x 5.40m (12'10" x 17'9")** A spacious double bedroom to the front aspect, benefiting from fitted wardrobes and linen shelving and **En Suite** Fitted with a modern suite with oak flooring comprising shower enclosure, wash hand basin and low-level WC.

**Bedroom Three 4.63m x 4.20m (15'2" x 13'9")** A further generous double bedroom to the rear with fitted wardrobes and **En Suite** Comprising shower enclosure, wash hand basin and low-level WC with oak flooring and contemporary fittings.

**Bedroom Four 3.27m x 4.41m (10'9" x 14'6")** A versatile double bedroom to the front aspect ideal for guests, children or additional workspace.

**Family Bathroom 2.70m x 2.28m (8'10" x 7'6")** A luxurious family bathroom fitted with a freestanding bath, separate shower enclosure and quality sanitary ware throughout.

**Outside** The property is approached via an extensive gravel driveway providing ample off-road parking and turning space, with provision in place for electric gates. The driveway extends to a gated and secure parking area the side of the property. The enclosed rear garden has been thoughtfully landscaped and features a paved patio seating area, shaped lawn and established borders. The outside benefits from lighting to the front and rear, outside sockets and tap.

A charming log cabin **Log Cabin 2.54m x 4.12m (8'4" x 13'6")** complete with electrics and cast-iron log burner, further enhances the outdoor lifestyle appeal, alongside provision for a hot tub. It has a covered seating area that enjoys open views.







**Detached Double Garage 5.93m x 5.15m (19'5" x 16'11")** A substantial detached double garage fitted with power, lighting and electric door, offering excellent storage and workshop potential.

**Studio Airbnb Apartment 4.85m x 3.92m (15'11" x 12'10") plus en-suite** Positioned above the garage and converted in 2024, this superb self-contained apartment benefits from underfloor heating, kitchenette facilities, water softener, contemporary en suite shower room and access onto a private balcony enjoying countryside views, making it ideal for guest accommodation, multi-generational living or income potential.

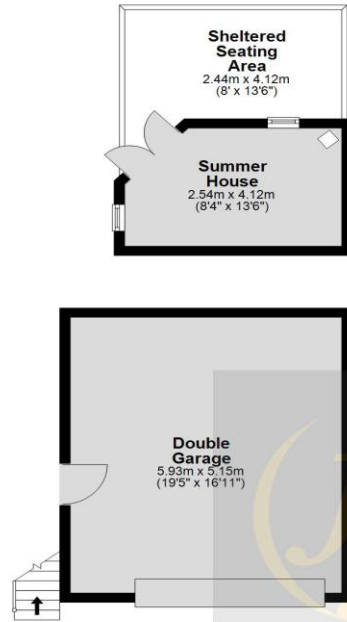
**Location** Swarby is a small, peaceful Lincolnshire village surrounded by open countryside. The property enjoys an enviable semi-rural setting whilst remaining conveniently positioned for excellent local amenities in nearby Silk Willoughby and Sleaford and fantastic transport links via the A15 and A52. Grantham is only 15 minutes away to the south-west, offering fast rail services to London King's Cross in approximately one hour, making the property an ideal choice for a family seeking countryside living without compromising on connectivity to larger towns and cities.

**EPC – C**  
**Council Tax Band - F**

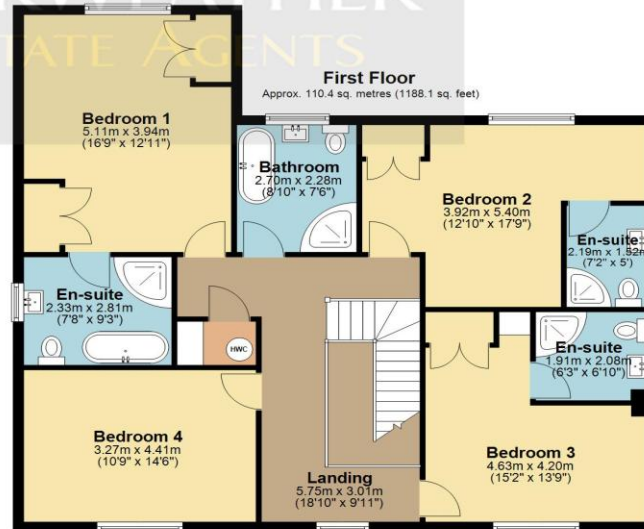
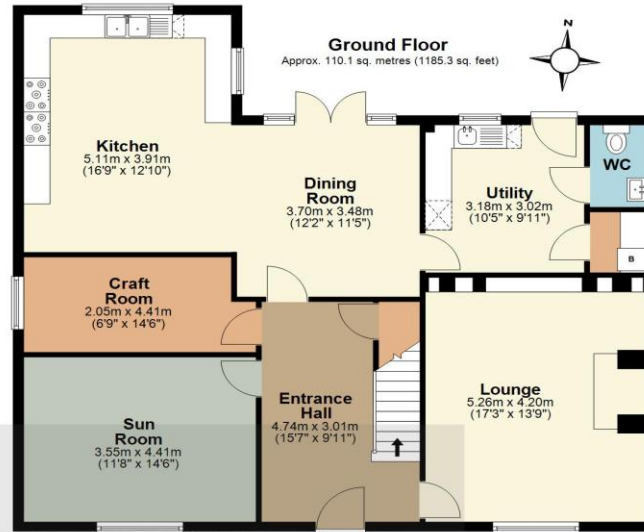
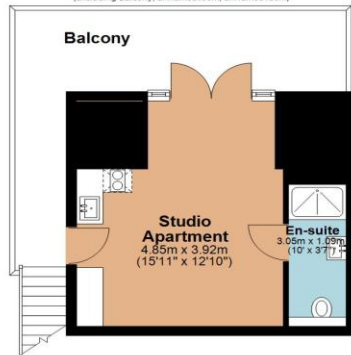




**Outbuildings to Rear Right (Ground Floor)**  
Approx. 50.6 sq. metres (544.4 sq. feet)



**Outbuilding First Floor**  
Approx. 21.2 sq. metres (227.7 sq. feet)  
(excluding Balcony, unnamed room, unnamed room)



Total area: approx. 292.2 sq. metres (3145.5 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.



All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer. All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



22 Dolphin Lane, Boston  
Lincolnshire PE21 6EU  
T| 01205 336122

E| sales@fairweather-estateagents.co.uk

