



37 Station Road
Swinderby, LN6 9LY

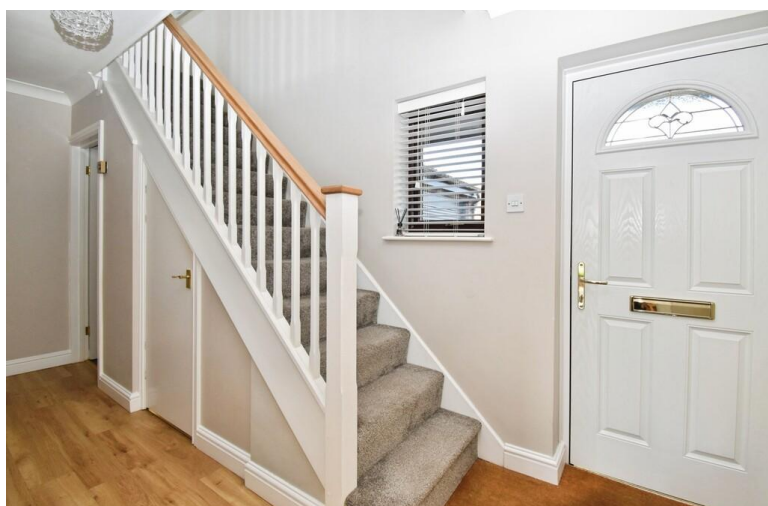


Book a Viewing

£400,000

Stunning Detached Home with Enviably Countryside Views Enjoying a peaceful setting with far reaching open countryside views to the rear, this beautifully presented three bedroom detached home offers an enviable blend of contemporary style, comfortable living and rural tranquillity. At the heart of the home is the impressive kitchen diner, designed with entertaining in mind and featuring a stylish central island, integrated appliances and generous space for relaxed family dining. The cosy lounge provides the perfect retreat, complete with a charming log burning stove, while a separate utility room and downstairs WC add practicality to everyday life. Upstairs, all three generously proportioned bedrooms make the most of the wonderful outlook, with bedroom one benefiting from fitted wardrobes. A modern shower room completes the first floor. Outside, the landscaped gardens provide an attractive space for relaxing and entertaining while enjoying the surrounding countryside.





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.

ACCOMMODATION

ENTRANCE HALL

With uPVC double glazed window to the front elevation, coving to the ceiling, radiator, Karndean flooring, stairs to the first floor with under stairs storage cupboard and doors to the cloakroom, living room and the open plan kitchen diner.

LIVING ROOM

15' 9" x 10' 11" (4.8m x 3.33m) With uPVC double glazed window to the front elevation, sliding patio door to the rear garden, radiators and an inset log burning stove.



KITCHEN DINER

22' 1" x 18' 9" (6.73m x 5.72m) Fitted with a full range of wall, base and tall units with a work surface incorporating an under-counter sink with a stainless steel mixer tap, fitted double ovens, induction hob, extractor, integrated fridge freezer and dishwasher, inset spotlights, Karndean flooring, vertical radiators, double glazed Velux Skylight windows, uPVC double glazed window to the side elevation, uPVC double glazed picture windows with sliding doors overlooking the rear garden and door to the utility room.

UTILITY ROOM

6' 6" x 6' 0" (1.98m x 1.83m) Fitted tall and base units with a work surface incorporating a circular sink unit with a stainless steel mixer tap, spaces for a washing machine and for a tumble dryer and uPVC double glazed opaque door to the side elevation.



CLOAKROOM

Fitted with a low level WC and wash hand basin set within a vanity unit, tiled splash-backs, tiled floor and uPVC double glazed opaque window to the side elevation.

FIRST FLOOR LANDING

With uPVC double glazed window to the front elevation, coving to the ceiling, built-in airing cupboard housing the hot water cylinder and doors to three bedrooms and shower room.

SHOWER ROOM

8' 4" x 5' 8" (2.54m x 1.73m) A modern fitted white three piece suite comprising a mains fed walk-in shower, low level WC and wash hand basin set within a vanity unit, tiled splash-backs, coving to the ceiling, inset spotlights, chrome heated towel rail and a uPVC double glazed opaque window to the side elevation.



MASTER BEDROOM

15' 8" x 11' 1" (4.78m x 3.38m) With dual aspect uPVC double glazed windows to the front and rear elevations providing open countryside views, radiators, inset spotlights and fitted wardrobes.

BEDROOM TWO

12' 2" x 9' 2" (3.71m x 2.79m) With uPVC double glazed window to the rear elevation providing open countryside views, radiator and coving to the ceiling.

BEDROOM THREE

10' 2" x 6' 11" (3.1m x 2.11m) With uPVC double glazed window to the rear elevation providing open countryside views, radiator and coving to the ceiling.



GARAGE

15' 8" x 8' 6" maximum measurements (4.8m x 2.6m) Having an electric roller door, uPVC double glazed opaque window to the side elevation, power and lighting.

CONVERTED GARAGE

19' 0" x 9' 2" maximum measurements (5.79m x 2.79m) With uPVC double glazed window to the front elevation, personnel door, power, lighting and housing the boiler. Please note that this room requires decoration and flooring.



OUTSIDE

To the front there is a tarmac and gravelled driveway providing off-road parking for multiple vehicles. To the rear there is a paved patio with a shaped artificial lawned garden with slated borders, two further patio areas and fantastic countryside views across the rear. There is gated access at both sides, power points and outside lighting.

KEY FACTS FOR BUYERS

SERVICES

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

EPC RATING – E.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](#)

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

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.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The detail is a general outline for guidance only and does not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

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 Street
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.