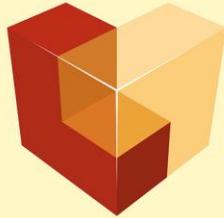


EST 1770



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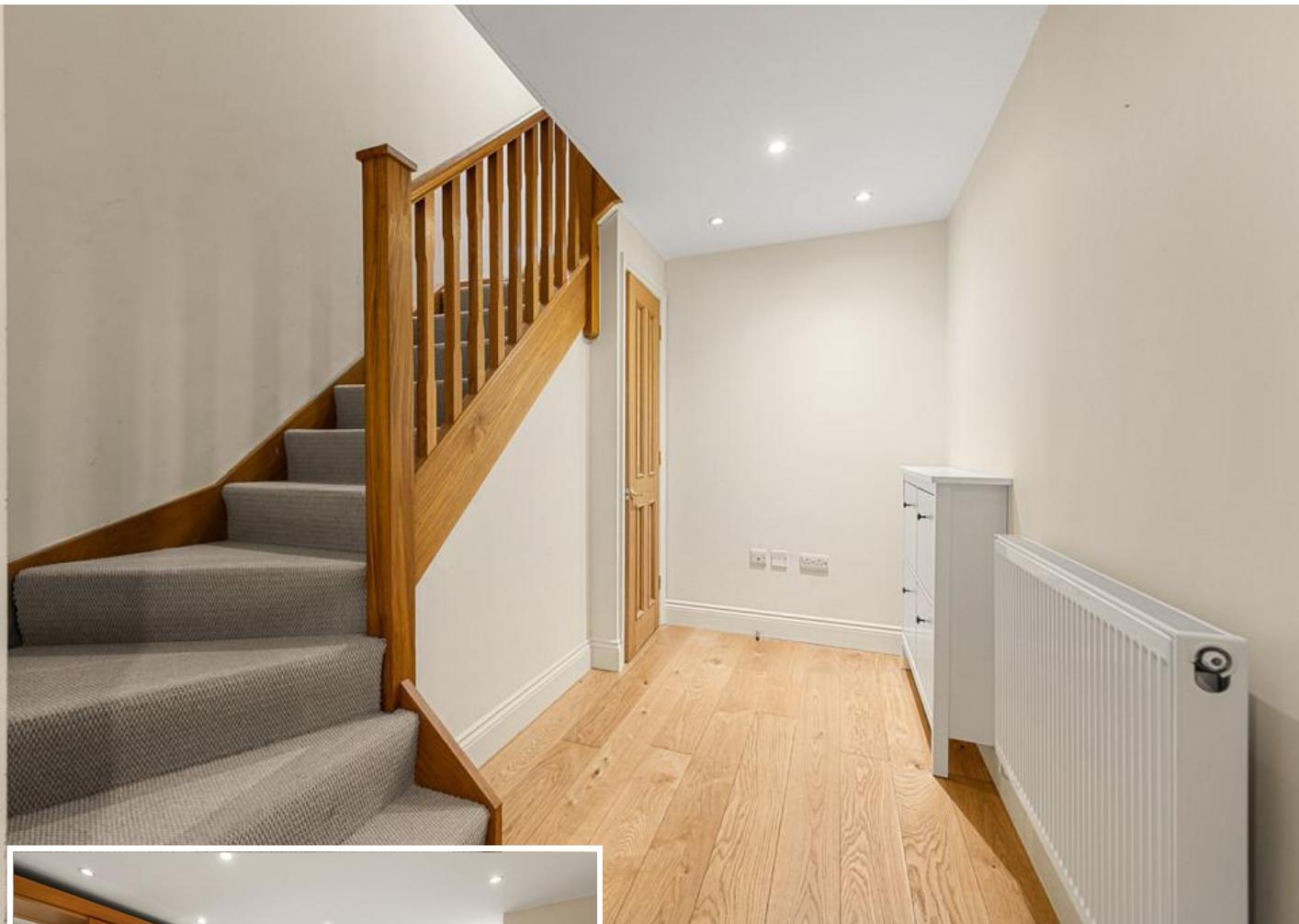
6 Macham Close, Swinstead, Grantham, NG33 4QH

**£235,000 Freehold**

- End Terraced Cottage
- Entrance Hall Way, Cloakroom
- Modern Fitted Kitchen
- Lounge/Diner
- Three Bedrooms

A rare and exciting opportunity has arisen to purchase this stunning end terraced stone cottage located in a popular and pretty Lincolnshire village. The accommodation which is exceptionally well presented includes three good size bedrooms, two bathrooms, a modern fitted kitchen and a large lounge. Being sold with no onward chain viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406



#### **GROUND FLOOR**

Front door to Entrance Hallway: Wooden flooring, radiator, stairs to first floor, inset ceiling spotlights, telephone point, under stairs storage cupboard.

#### **CLOAKROOM**

Low level WC with concealed flush, pedestal wash hand basin, chrome heated ladder towel rail, ceramic floor tiles, splash back tiling, inset ceiling spot lights.

#### **KITCHEN/BREAKFAST ROOM**

11' 3" x 13' 7" (3.43m x 4.14m) Fitted wall mounted and floor standing wooden cupboards with complimentary granite worktops and splash backs, inset one and a quarter stainless steel sink with moulded drainer and mixer tap, integrated dishwasher, range cooker with five ring ceramic hob and double electric oven, chrome extractor canopy over, integrated washing machine, large cupboard housing oil



central heating boiler, ceramic floor tiles, inset ceiling spot lights radiator. Twin opening French doors from Kitchen opening to Lounge.

#### **LOUNGE/DINER**

13' 2" x 19' 11" (4.01m x 6.07m) Two radiators, wooden flooring, inset ceiling spot lights, TV point, telephone point, French Doors opening to rear.

#### **FIRST FLOOR**

#### **LANDING**

Access to roof storage space.

#### **BEDROOM 1**

13' 4" x 16' 1" max (4.06m x 4.9m) Inset ceiling spot lights, radiator, TV point, telephone point, window to front.

#### **ENSUITE SHOWER**

Corner shower cubicle with curved glass screen, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, ceramic floor tiles, chrome heated ladder towel rail, extractor fan, inset ceiling spot lights.

#### **BEDROOM 2**

9' 11" x 9' 9" (3.02m x 2.97m) TV point, telephone point, inset ceiling spot lights, radiator, window to rear.

#### **BEDROOM 3**

9' 9" x 9' 11" (2.97m x 3.02m) TV point, telephone point, inset ceiling spot lights, radiator, window to rear.

#### **FAMILY BATHROOM**

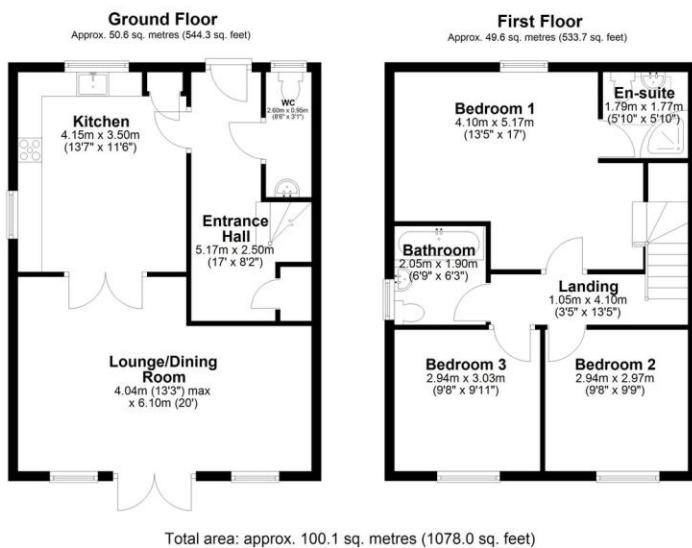
Bath with tiled surround, centre taps with mixer shower attachment, low level WC with concealed flush, pedestal wash hand basin, chrome heated ladder towel rail, complimentary splash back tiling, ceramic floor tiles, inset ceiling spot lights, extractor fan.

#### **EXTERNALLY**

The front of this property is elevated and there are six steps up to the front door.

The rear garden is fully enclosed and low maintenance. There is a decked patio seating area with the remainder laid to paving. A low level gate at the rear of the garden leads to the parking spaces.





**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: 17604**

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.

**ADDRESS**

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**CONTACT**