



High Street, Swinderby, Lincoln

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Guide Price £260,000 - £270,000

- SPACIOUS DETACHED BUNGALOW
- DESIRABLE VILLAGE LOCATION
- GENEROUS MODERN KITCHEN
- DETACHED GARAGE & EXTENSIVE DRIVEWAY
- EASE OF ACCESS TO AMENITIES & A46
- THREE BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- BATHROOM & EN-SUITE SHOWER ROOM
- DELIGHTFUL PRIVATE GARDEN
- Tenure: Freehold EPC 'D'

GUIDE PRICE £260,000 - £270,000. A FABULOUS FIND...! WITH MORE THAN MEETS THE EYE!

Do NOT be deceived! This charming detached bungalow oozes an illusive internal layout. Boasting spacious and free-flowing living accommodation, ensuring a vast degree of versatility from the outset! This wonderful detached home is pleasantly positioned in the heart of a lovely village setting, providing ease of access onto the A46, leading into the City of Lincoln and historic market town of Newark-on-Trent, with the neighboring village of Collingham, also close-by. Whilst welcoming a contemporary design, the bungalow is primed and ready for a purchaser to step inside and make their own mark cosmetically! The generous internal layout comprises: Entrance hall, large bow-fronted lounge with an attractive feature fireplace, a central dining room, modern fitted kitchen with a range of integrated appliances, leading into a conservatory. Furthermore, the bungalow provides THREE WELL-PROPORTIONED BEDROOMS, all with fitted wardrobes/ storage. The master bedroom boasts two complimentary Velux roof lights and a large en-suite shower room. There is also a separate three-piece bathroom. Externally, the bungalow stands on a 0.13 of an acre plot. Enjoying a magnificently private rear garden. Highly established, and perfect for anyone green-fingered! With ease of access through to the sought-after 'Jubilee Recreation Park'. The front aspect provides an extensive block-paved driveway, allowing ample off street parking, with access into a DETACHED SINGLE GARAGE, with power and lighting. Further benefits of this well-appointed detached residence include uPVC double glazing throughout and oil-fired central heating. Internal viewings are ESSENTIAL, in order to fully appreciate the generous accommodation, picturesque garden and exciting degree of scope, both inside and out! VILLAGE LIFE AWAITS!



Entrance Hall: 20'4 x 4'1 (6.20m x 1.24m)

Accessed via a secure uPVC external door. Providing carpeted flooring, three wall mounted light fittings, ceiling smoke alarm, wall mounted central heating thermostat and access into all three bedrooms, bathroom and both reception rooms;

Lounge: 17'3 x 12'4 (5.26m x 3.76m)

A very GENEROUS reception room, with feature bow-window. Providing carpeted flooring, a ceiling light fitting, three wall mounted light fittings, a central exposed brick and partial tiled fireplace, with an inset electric fire and raised tiled hearth. uPVC double glazed window to the front elevation.

Dining Room: 10'2 x 7'5 (3.10m x 2.26m)

Central to the bungalow itself. Providing carpeted flooring, recessed ceiling spotlights, a loft hatch access point and open-archway into the modern kitchen;

Kitchen: 12'8 x 9'9 (3.86m x 2.97m)

Of a generous proportion. Providing tiled effect flooring. A contemporary fitted kitchen hosts a vast range of fitted SOFT CLOSE wall and base units with roll-top work surfaces over and partial white brick-effect tiled splash backs. Benefiting from an integrated fridge freezer, under counter dishwasher, medium height 'NEFF' electric oven and microwave. A separate 'TECNIK' four ring induction hob with stainless steel extractor fan above. Provision/ plumbing for an under counter washing machine. Ceiling light fitting, uPVC double glazed window to the side elevation. uPVC double glazed side external door leads into the garden. A uPVC double glazed door gives access through to the conservatory.

Conservatory: 9'5 x 8'3 (2.87m x 2.51m)

Of part brick and uPVC construction with a pitched poly-carbonate roof. Providing tiled flooring, an electric radiator, power points, uPVC double glazed windows to both side and rear elevations with uPVC double glazed French doors opening out into the established private garden.

Master Bedroom: 13'3 x 12'7 (4.04m x 3.84m)

A generous DOUBLE bedroom, with carpeted flooring, a ceiling light fitting, two Velux roof lights, extensive fitted wardrobes with over-head storage cupboards. Access into the large en-suite shower room. Max Measurements Provided. Width reduces to 9'10 ft (3.00m).

En-Suite Shower Room: 11'6 x 6'4 (3.51m x 1.93m)

Very well-proportioned, providing tiled flooring. A walk-in shower with electric shower facility and floor to ceiling tiled splash backs. A low-level W.C and ceramic wash hand basin with chrome taps and under counter vanity storage unit. Recessed ceiling spot lights, extractor fan, double-panel radiator. Fitted storage cupboard. Obscure uPVC double glazed window and external door, to the rear elevation, with access into the rear garden.

Bedroom Two: 13'3 x 7'4 (4.04m x 2.24m)

A further DOUBLE bedroom with carpeted flooring, extensive fitted wardrobes, with over-head storage cupboards and access to the electrical RCD consumer unit. A ceiling light fitting and a uPVC double glazed window to the rear elevation. Looking out onto the private garden.





Bedroom Three:

10'10 x 8'5 (3.30m x 2.57m)

Located at the front of the bungalow. A well-proportioned DUAL-ASPECT bedroom. Providing carpeted flooring. A fitted storage cupboard and ceiling light fitting. With a uPVC double glazed window to the front and side elevation.

Bathroom:

8'3 x 5'10 (2.51m x 1.78m)

Providing tiled flooring. A panelled bath with chrome taps, electric shower facility and wall mounted shower screen with floor to ceiling tiled splash backs. Low level W.C and a pedestal wash hand basin with chrome taps. Ceiling light fitting, fitted airing cupboard housing the hot water cylinder. Double panel radiator. Floor to ceiling tiled splash backs. An obscure uPVC double glazed window to the side elevation.

Detached Garage:

17'4 x 8'11 (5.28m x 2.72m)

Of brick built construction. Providing a manual up/ over garage door. With power, lighting with a ceiling strip light, and open eaves storage space. Access to the oil-fired central heating boiler. Timber window to the rear elevation and a timber right side personnel door, giving access into the rear garden.

Externally:

The property stands on a generous 0.13 of an acre private plot. The front aspect provides an extensive block paved driveway, allowing off-street parking for numerous vehicles, sufficient enough for a caravan/ motor home. There is a gravelled frontage with established bushes and a low-level walled front boundary. There is scope to extend the driveway space further, if required. The left side elevation continues with the block paved driveway, up to the detached single garage. There are two secure left and right side access gates, giving access into the well-appointed, highly private rear garden. Predominantly laid to lawn, with established, complimentary side and central borders. There is a paved patio directly from the conservatory. A timber garden shed, an outside tap and external lighting. There are high-level hedged side and rear boundaries. The bungalow backs onto the local recreation park.

Services:

Mains water, drainage, and electricity are all connected. The bungalow is on a water meter. The property also provides oil-fired central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 1,053 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

North Kesteven District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D'

Local Information & Amenities: Swinderby

The village of Swinderby is conveniently located for ease of access onto the A46, into both the historic market town of Newark-On-Trent (approx. 8 miles) and the City of Lincoln (approx. 12 miles). The semi-rural village is also closely situated into the neighbouring and well served village of Collingham. Located approximately 3 miles away, which hosts a range of useful amenities including: Two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. There is a railway service in Collingham, to Lincoln, Newark and Nottingham. The village provides a daily bus service and railway station. There is a thriving village Pub, Village hall, playing field, Church and a popular Primary school.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	