



Natures Haven, Manor Road, Swinderby, Lincoln

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 OLIVER REILLY



Natures Haven, Manor Road, Swinderby, Lincoln

Offers in excess of £475,000

- SUBSTANTIAL NON-ESTATE DETACHED BUNGALOW
- POPULAR VILLAGE & PRIVATE POSITION
- TWO CONTEMPORARY BATHROOMS
- SUPERBLY LANDSCAPED 0.45 OF AN ACRE PLOT
- EXTENSIVE BLOCK PAVED DRIVEWAY & GARAGE POTENTIAL
- FOUR DOUBLE BEDROOMS
- FIVE HIGHLY VERSATILE RECEPTION ROOMS
- UTILITY ROOM & INTEGRAL WORKSHOP
- SOUTH FACING GARDEN & EASE OF ACCESS ONTO A46
- EXCELLENT CONDITION THROUGHOUT! Tenure: Freehold EPC 'D'

A HIDDEN GEM APPEARS..! SIMPLY BREATH-TAKING..!

Here we have a HOME TO BE PROUD OF..! Combining space, style, sophistication and ABSOLUTE PRIVACY! Nature's Haven has IT ALL! Occupying a tremendous 0.45 of an acre non-estate position. This captivating detached bungalow resides in the heart of a quiet, tranquil and easily accessible village of Swinderby. Closely situated to Collingham, Lincoln and Newark, with ease of access onto the A46 and A1, with a regular bus service, accessible outside the front driveway. This bright, airy and truly charming home is a huge credit to the existing owners. IMPECCABLY PRESENTED. Inside and out. Boasting a substantial and highly versatile layout. Spanning in excess of 2,200 square/ft. Offering multi-purpose potential via five reception rooms. The property's near-faultless internal design comprises: Inviting entrance hall with a useful walk-in store, a complementary modern kitchen with open-access into a separate DUAL-ASPECT dining room, large sun room, with an alluring outlook over the private SOUTH FACING rear garden. Separate utility room, study, multi-functional hobbies room, a large bow-fronted lounge. FOUR DOUBLE BEDROOMS and TWO CONTEMPORARY BATHROOMS. One of which offers a four-piece suite. Externally, the property remains totally un-detected from the main road. Accessed via an extensive block-paved driveway. Ensuring ample off-street parking, Sufficient for a range of vehicles. Including a caravan/ motor home, with a beautifully maintained front garden. The rear garden is equally magnificent! Extremely private and low-maintenance. Providing a paved patio, raised beds vegetable garden, a detached log cabin, aviary, garden shed and Rhino greenhouse. Further benefits of this wonderful Idyllic home include oil-fired central heating and uPVC double glazing throughout. YOUR SEARCH ENDS HERE! This EXCEPTIONAL ONE-OF-A-KIND home has everything you could want... IN ABUNDANCE! Internal viewings are simply ESSENTIAL.



PORCH:

Giving access to the obscure uPVC double glazed front entrance door.

35'9 x 13'6 (10.90m x 4.11m)

ENTRANCE HALL:

Accessed via an obscure UPVC front entrance door with an obscure uPVC double glazed high-level window to the front elevation. Providing carpeted flooring, recessed ceiling spotlights, BT internet connectivity point, two smoke detectors, two radiators, central heating thermostat and the master immersion tank heater switch. Giving access into all FOUR bedrooms, TWO bathrooms, the kitchen, bow-fronted lounge and walk-in store. Max measurements provided.

WALK IN STORE:

Accessed via an oak internal door. A useful storage space. Of a generous size. Providing carpeted flooring, an obscure uPVC double glazed window to the side elevation, with a fitted roller blind.

9'6 x 3'10 (2.90m x 1.17m)

CONTEMPORARY KITCHEN:

Providing tiled flooring. The modern kitchen hosts a range of fitted wall and base units with laminate roll-top work surfaces over, up-stands and under wall unit lighting. Inset stainless steel sink with mixer tap and drainer. Integrated double oven, single oven and microwave. Integrated Calor gas five ring hob with stainless steel extractor fan above and white brick-effect wall tiled splash back. A freestanding fridge freezer. Recessed ceiling spotlights, chrome heated towel rail and a large roof-light. Open-access through to the dining room.

14'8 x 8'9 (4.47m x 2.67m)

DINING ROOM:

A generous DUAL-ASPECT reception room. Providing continuation of the tiled flooring. A ceiling light fitting and double panel radiator. uPVC double glazed window to the side elevation and a uPVC double glazed window to the rear elevation, with a fitted vertical blind. Access into the sun room.

14'5 x 9'10 (4.39m x 3.00m)

SPACIOUS SUN ROOM:

Accessed via an oak internal door. A generous reception room. Providing oak flooring, recessed ceiling spotlights, two wall light fittings, a smoke detector, a freestanding electric fire with surround. Large uPVC double glazed windows to the rear elevation, with fitted vertical window blinds. An obscure uPVC double glazed stable door gives access into the SOUTH FACING GARDEN. Internal access into the lounge and study, via oak glass partitioned French doors. Also into the utility room.

24'5 x 9'10 (7.44m x 3.00m)

UTILITY ROOM:

Accessed via an oak internal door. Of modern design. Providing tiled flooring. A range of Walnut wall and base units with laminate roll-top work surfaces over and wall tiled splash backs. Inset stainless steel sink with mixer tap and drainer. Under counter plumbing/ provision for a washing machine, tumble dryer and under-counter fridge/ freezer. Heated towel rail, ceiling light fitting, oil tank level meter, heating/ hot water control panel and a uPVC double glazed window to the rear elevation, with a fitted roller blind. An obscure uPVC double glazed side external door gives access into the front and rear garden.

8'9 x 7'1 (2.67m x 2.16m)

STUDY:

Accessed via oak glass partitioned French doors. A well-appointed reception room with laminate flooring, a ceiling light fitting and radiator. Access into the hobbies room.

10'9 x 7'3 (3.28m x 2.21m)





HOBBIES ROOM: 16'9 x 10'9 (5.11m x 3.28m)
 A generous MULTI-PURPOSE ROOM. Providing carpet tile flooring, two wall light fittings, three LED tube lights and remote controller. Smoke detector. TV aerial point, a uPVC double glazed window to the front elevation, with roller blind. Secondary loft hatch access point, with pull-down ladder, lighting, flooring and additional insulation. A uPVC double glazed external door gives access onto the driveway and front garden.

GENEROUS BOW-FRONTED LOUNGE: 24'5 x 11'9 (7.44m x 3.58m)
 Accessed via an oak internal door. A generous bow-fronted reception room. Providing carpeted flooring, two ceiling light fittings, two wall lights, a smoke detector and a uPVC double glazed bow-window to the front elevation, with a fitted roller blind. Oak French doors open into the sun room. Max measurements provided.

MASTER BEDROOM: 14'8 x 11'10 (4.47m x 3.61m)
 Accessed via an oak internal door. A GENEROUS DOUBLE BEDROOM. Providing laminate flooring, a ceiling light fitting, a double panel radiator, smoke detector, wall mounted Sony TV on a bracket, with a remote controller. uPVC double glazed bow-window to the front elevation.

BEDROOM TWO: 13'10 x 10'10 (4.22m x 3.30m)
 Accessed via an oak internal door. A FURTHER DOUBLE BEDROOM. Providing laminate flooring, recessed ceiling spotlights, a smoke detector, double panel radiator and a uPVC double glazed bow-window to the front elevation.

BEDROOM THREE: 13'10 x 8'10 (4.22m x 2.69m)
 Accessed via an oak internal door. AN ADDITIONAL DOUBLE BEDROOM. Providing laminate flooring, recessed ceiling spotlights, a double panel radiator, smoke detector and a uPVC double glazed window to the rear elevation.

BEDROOM FOUR: 10'8 x 8'10 (3.25m x 2.69m)
 Accessed via an oak internal door. A FINAL DOUBLE BEDROOM. Providing carpeted flooring, recessed ceiling spotlights, a single panel radiator and a loft hatch access point, with a pull-down ladder and lighting. uPVC double glazed bow-window to the front elevation.

FOUR-PIECE BATHROOM: 9'3 x 8'9 (2.82m x 2.67m)
 Accessed via an oak internal door. Of modern design. Providing tiled flooring. A panelled bath with chrome mixer tap, double shower cubicle with mains shower facility and floor to ceiling wall tiling. Low-level W.C with integrated push button flush. A ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit and wall cabinet above. Floor to ceiling wall tiling. Chrome heated towel rail, recessed ceiling spotlights, two obscure uPVC double glazed windows to the rear elevation. Access to the mains water switch.

SECOND MODERN BATHROOM: 8'9 x 8'9 (2.67m x 2.67m)
 Accessed via an oak internal door. With tiled flooring. A corner fitted bath with chrome mixer tap. A low-level W.C and a ceramic wash hand basin with wall cabinet above. Inset to a fitted vanity storage unit. Floor to ceiling wall tiling. Recessed ceiling spotlights. Heated towel rail, radiator. Fitted airing cupboard. Housing the pressurized hot water cylinder. Obscure PVC double glazed window to the rear elevation.

INTEGRAL WORKSHOP: 16'9 x 8'9 (5.11m x 2.67m)
 Formerly the integral garage. Now a functional and adaptable space. Accessed via an obscure uPVC double glazed personnel door. Providing two LED strip lights, oil boiler control panel and white Melamine shelving, covering two walls. Obscure uPVC double glazed window to the front elevation.

LOG CABIN: 16'4" x 13'1" (5.0 x 4.0)
 Accessed via hardwood double doors. Providing three windows, with fitted roller blinds, laminate flooring, LED tube lighting and a range of fitted base units with work surfaces over. Brassier weather station mounted on the roof.

AVIARY:
 Accessed via a personnel timber door, with a window to the front elevation and window blind. Fully insulated main room with power and lighting. Large, covered flight area.

RHINO GREENHOUSE: 12'0 x 6'0 (3.66m x 1.83m)
 With auto roof and side vents, an aluminum potting bench, aluminum shelving with Hortag, aluminum double-tier staging on both sides with Hortag on top-tier. Three water barrels and stands.

WOODEN SHED: 10'0 x 8'0 (3.05m x 2.44m)

EXTERNALLY:
 The bungalow remains undetected in a delightful non-estate location. un-detected from the main road and accessed via a private and lengthy block-paved driveway. This extends across the frontage. Allowing ample off-street parking for a vast array of vehicles. Including a caravan/ motor home. The beautifully maintained front garden is partially laid to lawn and partially gravelled with an array of established bushes and trees, with a wildlife pond with water lilies. A block-paved pathway leads into the WONDERFUL SOUTH-FACING and low-maintenance rear garden. Hosting a variety of established and well-tended raised borders, including a collection of 8 different varieties of Rowan trees and three raised vegetable beds. The garden gives access to the aviary, log cabin, rhino greenhouse, garden shed and concealed (1,200 litre) oil tank. There are two outside taps, four external wall lights, four external power sockets, a tall Japanese-style statue and a roof-mounted TV aerial. There are fully fenced side and rear boundaries.

Services:
 Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating. Regularly maintained and annually serviced. There is 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.

Approximate Size: 2,219 Square Ft.
 Measurements are approximate and for guidance only.





Tenure: Freehold. Sold with vacant possession.

Local Authority:
North Kesteven District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'D' (67)

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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