



Elwood House, High Street, Swinderby, Lincoln

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 OLIVER REILLY



Elwood House, High Street, Swinderby, Lincoln

- INDIVIDUAL DETACHED RESIDENCE
- WONDERFUL VILLAGE SETTING
- GF SHOWER ROOM & FIRST FLOOR BATHROOM
- SUBSTANTIAL 0.38 OF AN ACRE PRIVATE PLOT
- INTEGRAL GARAGE & EXTENSIVE DRIVEWAY
- THREE DOUBLE BEDROOMS
- TWO LARGE RECEPTION ROOMS
- FRONT & REAR BALCONIES
- HUGE SCOPE TO ADAPT & EXTEND (STPP)
- NO CHAIN! VIEWING ESSENTIAL! Tenure: Freehold EPC 'E'

Guide Price: £400,000 - £425,000. SEEING IS BELIEVING!! MAKE THIS YOUR HOME TO BE PROUD OF!! Welcome to elegant 'Elwood House'. Standing proud with INSTANT KERB APPEAL and relentless possibilities! This highly unique 'ONE OF A KIND' residence is brimming with potential. Both inside and out. The property was individually designed and constructed in the 1980's and retains an abundance of original features, married with an extensive and free-flowing internal layout. The property is pleasantly positioned within a charming village, with a thriving public house and ease of access onto the A46, with links to the historic City of Lincoln, market Town of Newark-on-Trent and well-served village of Collingham. This eye-catching home stands on a wonderful 0.38 of an acre L-shaped private plot. Boasting immense privacy and equally huge scope for a substantial front/side or rear extension. Subject to relevant planning approvals. Internally, the generously versatile layout simply MUST BE SEEN! In order to be fully appreciated. The accommodation comprises: Entrance hall, large DUAL-ASPECT living room with open-archway into a separate dining room, spacious breakfast kitchen and a ground floor shower room. The first floor landing oozes natural light with a door opening onto a front balcony, with far-reaching countryside views. There are THREE DOUBLE BEDROOMS, a COPIOUS FOUR-PIECE bathroom and a rear balcony, accessed via the master bedroom. Enjoying a captivating outlook over the rear garden. Externally, the front aspect is greeted via a substantial block paved driveway, allowing AMPLE OFF-STREET PARKING. This leads to the integral single garage. Which holds scope to be utilised as further living space. If required Subject to approvals. The rear garden is a joy to behold, leaving you in a world of your own! Offering family-sized space and exciting potential to make your own mark! Further benefits include electric heating and double glazing throughout. Marketed with NO ONWARD CHAIN!

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ENTRANCE HALL: 13'9 x 6'4 (4.19m x 1.93m)

An inviting reception hall. Accessed via a hard wood front door. Providing laminate flooring with under-floor heating, exposed brickwork, a wall light fitting, smoke alarm, heating thermostat, fitted storage cupboard, alarm control panel, exposed wooden staircase with stairs rising to the first floor and a wall light fitting. Three aluminum double glazed windows to the front elevation. Access into the breakfast kitchen, shower room and living room.

LIVING ROOM: 22'9 x 12'8 (6.93m x 3.86m)

A wonderfully spacious dual-aspect reception room. Providing laminate flooring with under-floor heating, two ceiling light fittings, smoke alarm, TV point, heating thermostat and a feature fireplace. Housing an inset electric fire with complementary raised marble hearth and eye-catching surround. Aluminium double glazed window to the front elevation. Aluminum sliding doors to the rear elevation, lead into the garden. Open archway flows through to the separate dining room.

DINING ROOM: 11'10 x 9'7 (3.61m x 2.92m)

A lovely separate reception room. Providing continuation of the laminate flooring, with under floor heating. Three wall light fittings, heating thermostat. Aluminum sliding doors lead out onto a paved seating area, within the rear garden. Internal access in to the breakfast kitchen. Max measurements provided.

BREAKFAST KITCHEN: 13'1 x 11'10 (3.99m x 3.61m)

Generously proportioned. Providing ceramic tiled flooring with under-floor heating. The fitted kitchen hosts a wide range of wall and base units with work surfaces over and multi-coloured wall tiled splash backs. Inset double sink with mixer tap and drainer surround. Integrated 'NEFF' electric oven, separate inset four ring electric hob with extractor hood above. Provision for a free standing fridge freezer and under counter dishwasher. Sufficient space for a dining table. TV point, ceiling light fitting, heating thermostat, aluminium double glazed window to the rear elevation and an obscure double glazed side external door. Giving access to the garage and into the rear garden.

GROUND FLOOR SHOWER ROOM: 8'10 x 5'5 (2.69m x 1.65m)

With tiled flooring. A fitted shower cubicle with floor to ceiling wall tiling, with electric shower facility. A low-level W.C with push button flush and a pedestal wash hand basin with chrome taps and medium height wall tiled splash backs. A recess provides fitted wall shelving, ceiling light fitting and an obscure double glazed window to the side elevation. Max measurements provided

FIRST FLOOR LANDING: 13'9 x 6'3 (4.19m x 1.91m)

Providing carpeted flooring, exposed wooden balustrade, a wall light fitting, smoke alarm, exposed brickwork, three aluminum double glazed windows to the front elevation. Access into the large bathroom, all three double bedrooms and onto the front balcony via a recently installed 'EVEREST' external door.

FRONT BALCONY: 9'8 x 4'6 (2.95m x 1.37m)

A lovely external space with wrought iron railed frontage. Enjoying a lovely outlook over the front garden, with partial far reaching countryside views.

MASTER BEDROOM: 18'7 x 12'8 (5.66m x 3.86m)

A copious dual-aspect double bedroom. Providing carpeted flooring, two ceiling light fittings, one wall light fitting, telephone point, electric storage heater, extensive fitted wardrobes with sliding doors. Aluminium double glazed sliding window to the front elevation. Aluminium double glazed sliding patio doors lead out onto the rear balcony. Max measurements provided.





Services:
Mains water, drainage, and electricity are all connected. The property also provides electric heating, via under-floor heating to the ground floor and storage heaters to the first floor. There is also aluminium 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: 1,645 Square Ft.
Measurements are approximate and for guidance only. This includes the integral garage.

Tenure: Freehold. Sold with vacant possession.

Local Authority:
North Kesteven District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'E' (41)

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 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. This lovely 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, Coffee shop, newly established Gym. A dentist, Medical Centre and Pharmacy. There is a railway service in Collingham, to Lincoln, Newark and Nottingham.

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.

REAR BALCONY:
Boasting a captivating outlook over the expansive and hugely private rear garden. Wrought iron railings to the side and rear.

BEDROOM TWO:
A further double bedroom. Providing carpeted flooring, a ceiling light fitting, electric storage heater, loft hatch access point and an aluminium double glazed window to the rear elevation. Max measurements provided.

BEDROOM THREE:
A final DOUBLE bedroom. Providing carpeted flooring, ceiling light fitting, electric storage heater and an aluminum double glazed window to the side elevation. Access into a large low level storage room. Max measurements provided.

STORE ROOM:
A highly useful space with ceiling light fitting, smoke alarm and ample storage opportunities.

BATHROOM:
Benefiting from a huge degree of space. Providing blue and white checkerboard flooring, a wooden panel bath with chrome taps and medium height wall tiling, a low level W.C with levered flush, a fitted shower cubical with electric shower facility. An extensive storage peninsula with two low level double cupboards and two inset white ceramic sinks with chrome taps and work surface over. Wall mounted mirrored vanity unit with wall light above. A double fitted airing cupboard houses the hot water cylinder. Electric storage heater, two ceiling light fittings and an aluminum obscure double glazed window to the rear elevation. Max measurements provided.

INTEGRAL GARAGE:
Access via a manual up/over garage door. Providing power and lighting with two ceiling strip lights. Access to the electrical RCD consumer unit. Plumbing/provision for a washing machine/tumble dryer. Extensive fitter wall units and work surfaces, with an inset stainless steel sink. An aluminum double glazed window to the left side elevation. A wooden right sided personal door gives access to the garden. Offering excellent scope to be utilised into additional living accommodation, if required. Subject to relevant approvals. Max measurements provided.

EXTERNALLY:
The property is pleasantly positioned in a charming village situation. The house retains a high degree of kerb appeal, with a low level walled front boundary and dropped kerb vehicular access onto an extensive block paved driveway. Enjoying ample off street parking and access into the integral garage with external wall light. The front garden is beautifully maintained and predominantly laid to lawn with a vast array of established shrubs, conifers, and Laurel bushes. Overall, the property stands on an enviable 0.38 of an acre L-shaped plot. The front storm porch enjoys tiled flooring and an external wall light, with access to the front door. A secure right sided timber gate opens on to the side aspect with a security and external light. An outside tap and generous paved seating area which leads round to the rear aspect, with two external lights and one security light. There is a natural wildlife pond and a captivating walk down the huge rear garden. Predominantly laid to lawn with a variety of mature trees and hedges. There is a secret orchard at the bottom left side of the garden. Benefiting from a range of apple and plum trees. The rear garden is fully enclosed, with enhanced privacy via high-level hedged side and rear boundaries.





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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 