



Halfway Farm Cottage, Newark Road, Swinderby, Lincoln

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 OLIVER REILLY







# Halfway Farm Cottage, Newark Road, Swinderby, Lincoln

- BESPOKE DETACHED BUNGALOW
- MODERN BATHROOM & TWO EN-SUITES
- SUBSTANTIAL LAYOUT! ALMOST 2,000 SQUARE/FT
- VERSATILE MULTI-FUNCTIONAL LIVING WITH ANNEXE SPACE
- EXTENSIVE DRIVEWAY & DETACHED TRIPLE GARAGING
- FOUR/FIVE DOUBLE BEDROOMS
- STUNNING OPEN-PLAN LIVING/ DINING KITCHEN
- WONDERFUL NON-ESTATE POSITION. WITH MAIN ROAD LINKS
- MAGNIFICENT 2.1 ACRE PRIVATE PLOT
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'E'

Guide Price: £700,000-£750,000. WOW...! IN A 2 ACRE LEAGUE OF ITS OWN...! This truly OUTSTANDING and individually designed bespoke detached residence oozes a touch of class from the moment you STEP INSIDE! Despite the AMAZING 2.1 ACRE PRIVATE PLOT!..The property is conveniently situated for immediate access onto the A46. Boasting ease of access to Lincoln and Newark.

'Halfway Farm Cottage' retains a combination of attractive period features, mixed with a sleek contemporary design. Promising SPACE, STYLE AND QUALITY!.. IN ABUNDANCE! The bungalow spans almost 2,000 square/ft of expansive and versatile family-friendly layout, comprising: Reception hall, a generous living room with exposed feature fireplace, a FABULOUS OPEN-PLAN LIVING/ DINING KITCHEN with a range of integrated appliances, beamed ceiling, eye-catching Inglenook fireplace and open-access into a lovely sitting room. Hosting French doors, leading onto a raised decked seating terrace. The bungalow also provides a cloakroom/ W.C, boiler room, FOUR DOUBLE BEDROOMS, with en-suite to the DUAL-ASPECT master bedroom and a separate family bathroom. The rear hallway provides external access out to an ATTACHED ANNEXE SPACE, used as a second bedroom with en-suite shower room. Enhancing the marvellous degree of living flexibility!

Externally, the property is greeted via an extensive, gravelled sweeping driveway. Hosting AMPLE PRIVATE PARKING. Suitable for a wide range of vehicles, including a caravan/ motor-home. This leads down to DETACHED TRIPLE GARAGING. Partially converted into a functioning home bar, with a multi-functional space, kitchenette and W.C. Further benefits include uPVC double glazing and oil fired heating with under-floor heating throughout. Words fail to replicate the appreciation for the MAGNIFICENT PRIVATE GROUNDS. Leaving you in a world of your own! You simply have to COME AND SEE FOR YOURSELF! In order to gain a full sense of appreciation! DON'T MISS OUT... on the opportunity of a lifetime!



Guide Price £700,000 - £750,000



RECEPTION HALL:	12'10 x 5'9 (3.91m x 1.75m)
OPEN-PLAN DINING KITCHEN:	25'8 x 13'7 (7.82m x 4.14m)
SITTING ROOM:	13'7 x 10'7 (4.14m x 3.23m)
LARGE LIVING ROOM:	18'1 x 13'10 (5.51m x 4.22m)
REAR HALLWAY:	10'4 x 8'1 (3.15m x 2.46m)
CLOAKROOM/ W.C:	6'2 x 3'3 (1.88m x 0.99m)
BOILER ROOM/ UTILITY:	6'2 x 3'2 (1.88m x 0.97m)
MASTER BEDROOM:	17'9 x 12'10 (5.41m x 3.91m)
MASTER EN-SUITE SHOWER ROOM:	8'6 x 7'2 (2.59m x 2.18m)
ANNEXE: BEDROOM TWO: Max measurements provided. Width reduces to 8'7 ft. (2.62m).	12'10 x 11'10 (3.91m x 3.61m)
ANNEXE: EN-SUITE SHOWER ROOM:	7'9 x 3'10 (2.36m x 1.17m)
BEDROOM THREE/ STUDY:	11'7 x 10'4 (3.53m x 3.15m)
BEDROOM FOUR:	10'4 x 9'8 (3.15m x 2.95m)
BEDROOM FIVE:	10'4 x 9'8 (3.15m x 2.95m)
FAMILY BATHROOM:	8'6 x 7'6 (2.59m x 2.29m)
DETACHED TRIPLE GARRAGING: Currently converted into a variety of individual spaces, to create a multi-functional space. Once used as a functioning bar, with a music and entertainment licence still in place. Equipped with three wooden double external doors, a left sided personal door, power, lighting and water.	
GARAGE: MULTI-FUNCTIONAL SPACE:	20'8 x 19'5 (6.30m x 5.92m)
GARAGE: HOME BAR/ KITCHENETTE:	11'7 x 6'7 (3.53m x 2.01m)





<b>GARAGE: STORE ROOM:</b> Max measurements provided.	11'5 x 6'1 (3.48m x 1.85m)
<b>GARAGE: HALLWAY:</b> Max measurements provided.	11'5 x 6'1 (3.48m x 1.85m)
<b>GARAGE W.C:</b>	6'7 x 4'5 (2.01m x 1.35m)

#### EXTERNALLY:

The bungalow occupies a wonderful non-estate position, Closely situated for ease of access onto the A46, with links to Lincoln and Newark. The front aspect is greeted with a brick pillared, sweeping gravelled driveway, leading down to the bungalow, up to a formal block paved driveway. There is AMPLE PARKING. Suitable for a variety of vehicles. Access to the detached triple garaging with a variety of external lights. The bungalow occupies a wonderful 2.1 of an acre private plot. Predominantly laid to lawn with surrounding mature tree-line. A block paved pathway leads to the front entrance porch and over to the raised composite decked seating area, overlooking the private plot, with glass enclosure and two external wall lights.

There is a delightfully private walled rear garden, also laid to lawn with slate shingled borders, a variety of approved seating areas and a lovely raised pond. Access into the integral annexe and to the oil tank. The bungalow has an equally large side garden, also laid to lawn, with a mature hedged side boundary and walled side boundary. A personal access gate gives access from Halfway House Lane.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating, with under-floor heating throughout the bungalow. There is uPVC double glazing throughout. All installed within the last 5 years.

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: 1,990 Square Ft.

Measurements are approximate and for guidance only. The square footage for the detached garaging amounts to approximately 634 square ft.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### EPC: Energy Performance Rating: 'E' (46)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### Local Authority:

North Kesteven District Council.

#### Council Tax: Band 'E'

#### Local Information & Amenities: Swinderby

This individual home is set on the outskirts of Swinderby. Ensuring ease of access onto the A46, with ease of access to Lincoln and Newark. 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.

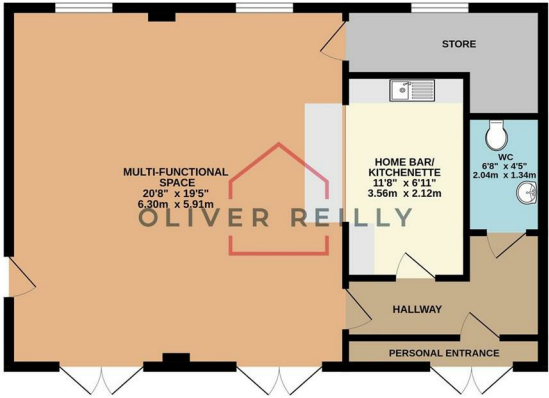
**Draft Details-Awaiting Approval:**

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.





GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>65</b>
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC