



Brand New Home, High Street, Swinderby, Lincoln

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OLIVER REILLY





High Street, Swinderby, Lincoln

- IMPRESSIVE BRAND NEW-BUILD HOME
 - DELIGHTFUL PICTURESQUE VILLAGE WITH MAIN ROAD LINKS
 - GF W.C & LARGE UTILITY ROOM
 - PRIVATE & WELL-APPOINTED REAR GARDEN
 - ATTRACTIVE LOW-MAINTENANCE GARDEN & MULTI-VEHICLE DRIVEWAY
- ECO-FRIENDLY & EPC 'A' RATED
 - WONDERFUL 27FT OPEN-PLAN LIVING/DINING KITCHEN
 - FIRST FLOOR EN-SUITE & FOUR-PIECE BATHROOM
 - AIR-SOURCE HEATING, SOLAR PANELS & TRIPLE GLAZING
 - EXCEPTIONAL QUALITY THROUGHOUT! NO CHAIN! Tenure: Freehold. EPC 'A' (104)

AN *A*-STAR MASTER-PIECE!!!

We are delighted to represent this magnificent bespoke BRAND NEW ECO-EFFICIENT HOME!.. Standing proud with alluring kerb appeal, contemporary elegance and an abundance of versatile living space! Enhanced by a charming non-estate position, in an attractive picturesque village. Boasting ease of access onto the A46, with links to Newark, Lincoln and Collingham.

Here we have an impressive residence of TRUE DISTINCTION! Hosting all you could want...AND MORE! This eye-catching Zinc clad home boasts aluminium TRIPLE GLAZING, air-source heating, an array of 9 KW solar panels, under-floor heating (wet system) throughout and an EV charger. Promising efficiency and LUXURY LIVING AT ITS FINEST!

The commanding, bright and airy internal layout spans in EXCESS of 1,800 square/ft. Comprising: An inviting reception hall, stylish ground floor W.C, a FABULOUS 27FT OPEN-PLAN LIVING/ DINING KITCHEN. Enjoying a SUPERB & BESPOKE HIGH-QUALITY GERMAN FITTED KITCHEN!...With Quartz work surfaces, a range of integrated appliances, instant hot water steam tap and a large dining island with down-draft extractor fan. The ground floor is further enhanced by a large utility room, separate study/ play room and a well-designed plant room.

The generous first floor landing is flooded with natural light, via a range of Velux sun tunnels. Enhanced by three large storage cupboards with sensor lighting. A SUPERB FOUR-PIECE BATHROOM and FOUR DOUBLE BEDROOMS. The DUAL-ASPECT master bedroom promotes a LUXURIOUS EN-SUITE SHOWER ROOM.

Externally, the lovely low-maintenance garden hosts a perfect place for the whole family to enjoy, with a paved seating area, directly from sliding doors in the living space. The front aspect promotes ample parking, via a gravelled driveway. LIVE THE DREAM!.. Inside this BREATH-TAKING FAMILY HOME!! Completed to the highest of standards! Marketed with NO ONWARD CHAIN!!!



Asking Price: Guide Price



RECEPTION HALL:	15'10 x 11'7 (4.83m x 3.53m)
GROUND FLOOR W.C:	7'10 x 3'6 (2.39m x 1.07m)
SUPERB OPEN-PLAN LIVING/DINING KITCHEN:	27'10 x 19'10 (8.48m x 6.05m)
Max measurements provided.	
UTILITY ROOM:	10'1 x 6'8 (3.07m x 2.03m)
STUDY:	9'1 x 8'1 (2.77m x 2.46m)
LARGE FIRST FLOOR LANDING:	28'8 x 6'6 (8.74m x 1.98m)
With various Velux light tunnels and three large fitted cupboards, with oak double doors. Emphasizing extensive storage options.	
DUAL-ASPECT MASTER BEDROOM:	15'8 x 11'10 (4.78m x 3.61m)
Max measurements provided.	
EN-SUITE SHOWER ROOM:	11'9 x 5'2 (3.58m x 1.57m)
Max measurements provided.	
BEDROOM TWO:	12'2 x 10'5 (3.71m x 3.18m)
BEDROOM THREE:	12'2 x 8'8 (3.71m x 2.64m)
BEDROOM FOUR:	39'4"6'6" x 26'2"26'2" (12'2 x 8'8)
LUXURIOUS FOUR-PIECE BATHROOM:	12'1 x 6'10 (3.68m x 2.08m)

EXTERNALLY:

The property is pleasant positioned off the High Street, in a delightful and popular village. A shared part tree-lined gravelled driveway leads to the front of the property. Hosting a private MULTI-VEHICLE GRAVELLED DRIVEWAY. Ensuring off-street Parking for three vehicles. Supplying an EV charging point. A paved pathway leads to the front entrance door, with two external up/ down lights. The pathway continues to the left side aspect, via a low-level personal access gate. Leading into the WELL-APPOINTED and FULLY ENCLOSED rear garden. Predominantly laid to lawn, with a lovely paved seating area. Directly accessed via the sliding doors in the OPEN-PLAN living/dining family kitchen. There is a double external power socket. Composite fencing to the left side and rear boundaries. High-level conifer hedged right side boundary.



Approximate Size: 1,820 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides air source heating, via (a wet system) under-floor heating throughout the property, solar panels, TRIPLE GLAZING throughout, via aluminium windows and an EV charging point to the front aspect.

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.

Solar Panels:

The property has OWNED 9KW solar panels to the front and rear roof elevations.

Local Authority:

North Kesteven District Council.

Council Tax: Band 'C'

Tenure: Freehold.

Sold with vacant possession on completion.

EPC: Energy Performance Rating: 'A' (104)

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 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.

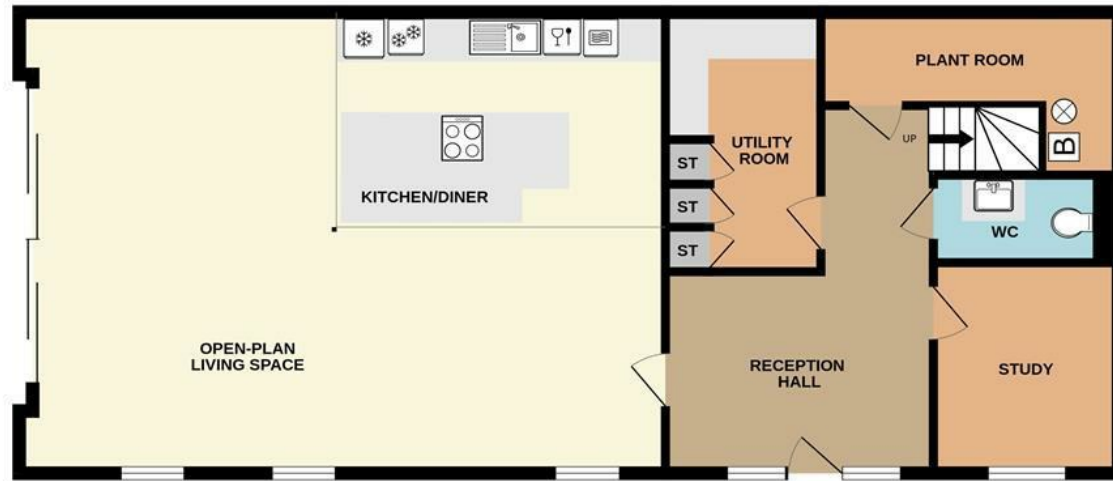
Draft Details-Awaiting Approval:

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



1ST FLOOR

OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100+	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 