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**FOR SALE**  
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Manor Road, Swinderby, Lincoln

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OLIVER REILLY

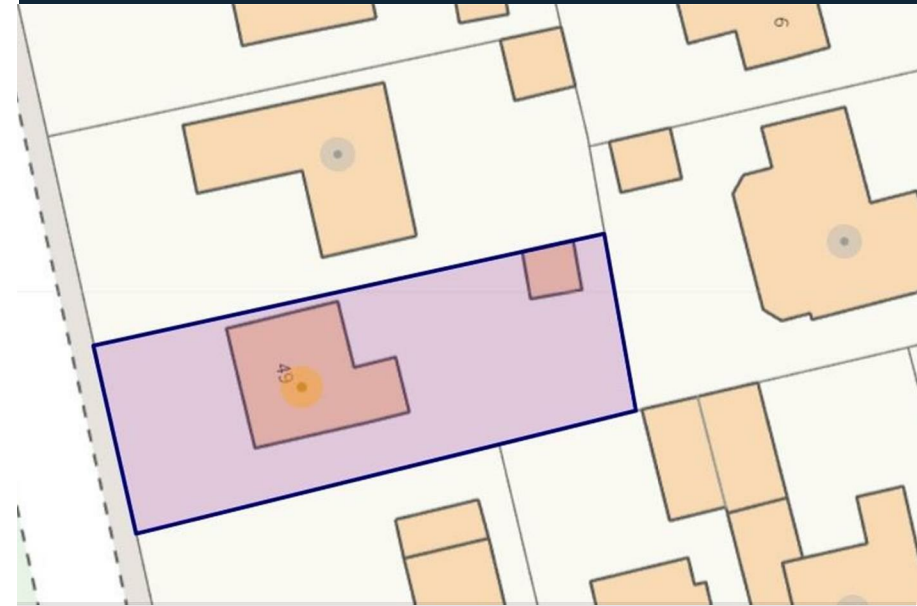


# Manor Road, Swinderby, Lincoln

Asking Price: £295,000

- WELL-PROPORTIONED DETACHED HOME
- DELIGHTFUL VILLAGE! CLOSE TO A46 & AMENITIES!
- GF W.C & FIRST FLOOR BATHROOM
- INTEGRAL GARAGE & MULTI- VEHICLE RESIN DRIVEWAY
- GENEROUS & VERSATILE LAYOUT!
- THREE GREAT SIZED BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- STYLISH & SPACIOUS CONTEMPORARY KITCHEN
- ESTABLISHED FRONT & REAR GARDENS
- NO CHAIN! Tenure: Freehold. EPC 'D'

TURN THE KEY, START YOUR STORY!...  
 Enjoying a captivating non-estate setting, combined with a delightfully established 0.10 of an acre private plot! This marvellous modern detached chalet-style home is ready and waiting for your appreciation! Presenting a well-maintained modern interior, that is equally matched for being an ideal BLANK CANVAS!... Ready and waiting for you to step inside and inject your own personality.  
 This deceptively spacious home promotes superb living flexibility, spanning IN EXCESS OF 1,200 SQUARE/FT. Comprising: Inviting entrance hall, a generous living room, leading through to a separate dining room, conservatory and a LARGE CONTEMPORARY KITCHEN. The inner hallway provides access to a ground floor W.C and integral single garage. Equipped with power, lighting, an electric roller garage door and scope to be utilised into further living accommodation. Subject to relevant approvals.  
 The first floor hosts a bright and airy landing space, leading into THREE EXCELLENT SIZED BEDROOMS and a three-piece family bathroom. Two of the three bedrooms are enhanced by useful eaves storage cupboards.  
 Externally, the property promotes great kerb appeal, occupying a magnificent plot! The front aspect is greeted with a MULTI-VEHICLE RESIN DRIVEWAY and a large frontage, that could be adapted into further parking options, if required. The well-appointed and PLEASANTLY PRIVATE REAR GARDEN is a delightful external escape. Perfect for anyone green-fingered! Presenting space and scope to MAKE YOUR OWN MARK. Hosting a large resin seating area and wild-life pond.  
 Further benefits of this LOVELY INDIVIDUAL RESIDENCE include uPVC double glazing, oil central heating and an alarm system.  
 This detached contemporary delight is certainly THE PERFECT PLACE TO CALL HOME...!  
 Marketed with NO ONWARD CHAIN...!



<b>ENTRANCE HALL:</b>	162 x 5'10 (4.93m x 1.78m)
<b>GENEROUS LOUNGE:</b> Max measurements provided.	15'7 x 12'1 (4.75m x 3.68m)
<b>DINING ROOM:</b>	9'9 x 8'10 (2.97m x 2.69m)
<b>CONSERVATORY:</b> Of uPVC construction, with a sloped polycarbonate roof. Providing wood-effect laminate flooring, a double panel radiator, uPVC double glazed windows to the left, right and rear elevation. There is a left sided uPVC double glazed personal door and French doors, both opening out to the well-established rear garden.	10'9 x 8'0 (3.28m x 2.44m)
<b>SPACIOUS KITCHEN:</b>	11'9 x 9'9 (3.58m x 2.97m)
<b>HALLWAY:</b>	6'4 x 3'1 (1.93m x 0.94m)
<b>GROUND FLOOR W.C:</b>	6'5 x 3'2 (1.96m x 0.97m)
<b>FIRST FLOOR LANDING:</b>	16'5 x 5'9 (5.00m x 1.75m)
<b>MASTER BEDROOM:</b> Max measurements provided.	12'1 x 10'7 (3.68m x 3.23m)
<b>BEDROOM TWO:</b> Max measurements provided.	12'3 x 9'3 (3.73m x 2.82m)
<b>BEDROOM THREE:</b> Max measurements provided.	12'1 x 8'3 (3.68m x 2.51m)
<b>FIRST FLOOR BATHROOM:</b> Max measurements provided.	9'3 x 6'7 (2.82m x 2.01m)
<b>INTEGRAL SINGLE GARAGE:</b> Accessed via an electric roller garage door. Equipped with power, lighting and access to the oil-fired 'WORCESTER' boiler. uPVC double glazed window to the left side elevation. A rear personal door gives access into the rear hallway. There is great scope for this space to be adapted into additional living accommodation. Subject to relevant approvals.	16'10 x 8'10 (5.13m x 2.69m)



#### **EXTERNALLY:**

The property stands proud on a captivating 0.10 of an acre plot, in a lovely non-estate setting, ensuring ease of access onto the A46 corridor. The front aspect provides dropped kerb vehicular access onto a large resin driveway, with brick pillars and access into the integral single garage, via an electric roller door, with external security light above. The established front garden is laid to lawn, Hosting a range of mature plants, bushes and shrubs. Access to the front entrance door, with external wall light. There are fenced side boundaries and a low-level walled front boundary. The left side aspect provides a resin pathway with secure personal gate, leading down to the well-appointed and highly private rear garden.

Partly laid to lawn, enjoying a substantial resin seating/ entertainment area, with an array of mature plants, bushes and shrubs within the garden. There is a large garden shed, greenhouse, access to the concealed oil tank, a wildlife pond, outside tap, fully fenced side and rear boundaries.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating, an alarm system 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.

#### **Approximate Size: 1,270 Square Ft.**

Measurements are approximate and for guidance only. This includes the integral garage.

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **Local Authority:**

North Kesteven District Council.

#### **Council Tax: Band 'C'**

#### **EPC: Energy Performance Rating: 'D' (57)**

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:**

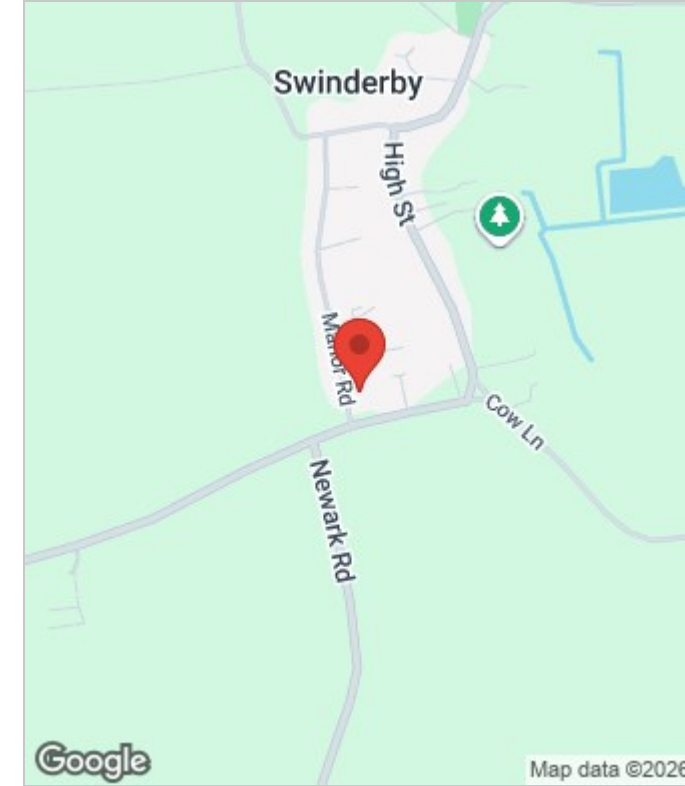
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 