



High Street, Swinderby, Lincoln

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OLIVER REILLY



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- SUBLIME EXTENDED DETACHED FAMILY HOME
- PICTURESQUE NON-ESTATE VILLAGE SETTING
- TWO ADAPTABLE RECEPTION ROOMS
- PRIVATE & PEACEFUL 0.12 OF AN ACRE PLOT WITH GARDEN OFFICE
- EASE OF ACCESS ONTO A46 & TO COLLINGHAM!
- THREE/FOUR EXCELLENT SIZED BEDROOMS
- WONDERFUL OPEN-PLAN LIVING/ DINING KITCHEN
- STYLISH GF SHOWER ROOM & MODERN FIRST FLOOR BATHROOM
- EXTENSIVE GRAVELLED DRIVEWAY & INTEGRAL GARAGE
- IMPECCABLE CONIDITION! A MUST VIEW! Tenure: Freehold. EPC 'E'

EXCEEDING ALL EXPECTATIONS!

A modern-day master-piece awaits! Showcasing THE ULTIMATE FAMILY HOME! Full of ROOM, STYLE AND COMFORT! There so much more than meets the eye inside this BRIGHT & BEAUTIFUL detached family-sized home. Having been TASTEFULLY EXTENDED to create a significant increase in functional floor space. Promoting ROOM, ADAPTABILITY & ENJOYMENT FOR THE WHOLE FAMILY! This impeccably maintained contemporary home enjoys a wonderful non-estate position, standing proud in an ever popular and easily commutable semi-rural village. Providing ease of access onto the A46 with links to Newark and Lincoln.

The copious internal layout spans in excess of 1,600 square/ft, comprising: Entrance porch, an EXTENSIVE MODERN BREAKFAST KITCHEN. Hosting a range of integrated appliances and a large breakfast bar. Free-flowing through to a MAGNIFICENT OPEN-PLAN LIVING/DINING FAMILY SPACE. Flooding the room with natural light, via two Velux roof lights and BI-FOLD DOORS out to a lovely paved seating area. The living flexibility is enhanced by a separate family room (or fourth bedroom), into a STYLISH GROUND FLOOR SHOWER ROOM and a separate 20FT LIVING ROOM with open-fireplace.

The first floor occupies a sizeable landing space with study area. THREE EXCELLENT SIZED BEDROOMS all boasting FITTED WARDROBES and an attractive modern bathroom.

Externally, the PEACE, PRIVACY & TRANQUILITY all combine on this magnificent 0.12 of an acre plot. The front aspect is greeted with a SUBSTANTIAL GRAVELLED DRIVEWAY, giving access into an INTEGRAL SINGLE GARAGE. Equipped with power, lighting and scope to be utilised into additional living accommodation. Subject to relevant approvals.

The wonderful rear garden creates an enjoyable external escape, with room for the whole family and a multi-purpose HOME OFFICE POD, with power & lighting.

There's SO MUCH SPACE TO GROW & ROOM TO RELAX!.. Internal viewings are ESSENTIAL to gain a full sense of appreciation! HAPPILY EVER AFTER STARTS HERE!!



Offers in excess of £395,000



ENTRANCE PORCH:	10'5 x 4'1 (3.18m x 1.24m)
EXPANSIVE DINING KITCHEN: Max measurements provided.	19'11 x 12'5 (6.07m x 3.78m)
OPEN-PLAN LIVING/DINING FAMILY AREA:	23'7 x 9'6 (7.19m x 2.90m)
GENEROUS LIVING ROOM:	19'10 x 11'10 (6.05m x 3.61m)
FAMILY ROOM/BEDROOM (4):	10'6 x 9'6 (3.20m x 2.90m)
CONTEMPORATY SHOWER ROOM: Max measurements provided.	9'7 x 4'10 (2.92m x 1.47m)
FIRST FLOOR LANDING: Max measurements provided.	9'4 x 7'3 (2.84m x 2.21m)
MASTER BEDROOM: With fitted wardrobes. Max measurements provided.	12'3 x 11'9 (3.73m x 3.58m)
BEDROOM TWO: With fitted wardrobes.	12'4 x 9'1 (3.76m x 2.77m)
BEDROOM THREE: With fitted wardrobe.	8'6 x 8'3 (2.59m x 2.51m)
MODERN FAMILY BATHROOM:	9'5 x 5'10 (2.87m x 1.78m)
INTEGRAL SINGLE GARAGE: Accessed via a manual up/ over garage door. Equipped with power and lighting, via two ceiling strip-lights. Fitted oak work surfaces with under counter plumbing/ provision for a washing machine and tumble dryer. Access to the electrical RCD consumer unit and oil-fired boiler. A right sided wooden personal door gives access into the open-plan kitchen space. The garage lends itself to be adapted into additional living accommodation. Subject to relevant approvals.	19'1 x 9'9 (5.82m x 2.97m)
DETACHED HOME OFFICE/ HOBBIES ROOM: A magnificent multi-functional space. Ideal for a home office. Currently used as a hobbies room. Accessed via an anthracite grey uPVC double glazed personal door. Equipped with power, lighting and wood-effect vinyl flooring.	8'9 x 7'6 (2.67m x 2.29m)



EXTERNALLY:
This eye-catching detached home is pleasantly positioned in the heart of an ever popular, charming, semi-rural village. Hosting excellent links to main roads and neighbouring villages. The property occupies a delightfully private 0.12 of an acre plot. The front aspect is greeted with a SUBSTANTIAL GRAVELLED DRIVEWAY. Ensuring ample off-street parking for a variety of vehicles. Including a caravan. motorhome, Giving access into an INTEGRAL SINGLE GARAGE., with external wall light. The front garden is partially laid to lawn. Enjoying a small range of complementary planted borders and an unspoiled tree-lined outlook in front of the house. There are mature hedged left side and front boundaries and a fenced right side boundaries. The left side aspect has a secure timber personal gate, opening onto a concrete pathway, which leads down to the GENEROUS & HIGHLY PRIVATE REAR GARDEN. Predominantly laid to lawn with complementary planted borders. Hosting a variety of mature plants, bushes and shrubs. There is a generous paved seating area, with two external up/ down lights. Directly access via the BI-FOLD DOORS in the OPEN-PLAN living space. Cleverly bringing the outside, inside! The right side aspect hosts a large garden storage shed. There is also access to the oil tank and into a detached garden office. 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, via a regularly serviced boiler (November 2025) 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: 1,620 Square Ft.
Measurements are approximate and for guidance only.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'E'
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 an 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	