



Meadow View, Swinderby, Lincoln

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# Meadow View, Swinderby, Lincoln

Guide Price £350,000

- BESPOKE DETACHED BUNGALOW
- QUIET CUL-DE-SAC SETTING
- VERSATILE OPEN-PLAN LIVING!
- ATTACHED DOUBLE GARAGE & EXTENSIVE BLOCK PAVED DRIVEWAY
- POPULAR VILLAGE WITH EASE OF ACCESS ONTO A46
- THREE DOUBLE BEDROOMS
- TWO GENEROUS RECEPTION ROOMS
- STUNNING FOUR-PIECE BATHROOM
- MAGNIFICENT 0.15 OF AN ACRE PLOT & PRIVATE REAR GARDEN
- EXCEPTIONAL PRESENTATION! Tenure: Freehold. EPC 'C' (80)

## A PERFECT PICTURESQUE RETREAT!!!!...

Searching for SEMI-RURAL SERENITY?... LOOK NO FURTHER!... This outstanding detached bungalow will be a certain box ticker! Promising PERFECT PROPORTIONS combined with a BRIGHT, AIRY and FREE-FLOWING internal design that has been thoughtfully laid out, to showcase the expansive accommodation.

This bespoke built bungalow occupies a CAPTIVATING CORNER PLOT. Standing proud at the head of a quiet cul-de-sac, in a delightfully picturesque semi-rural village, ensuring ease of access onto the A46, with great links to Lincoln, Newark and the popular, well-served village of Collingham.

We're certain you'll FALL HEAD OVER HEELS for the superb presentation and contemporary feel as soon as you step inside. The copious accommodation comprises: Inviting reception hall, a modern breakfast kitchen, with two newly installed ovens. Remaining OPEN-PLAN through to a dining/sitting room with French doors out to the garden. A LARGE DUAL-ASPECT LIVING ROOM with attractive feature fireplace and inset MULTI-FUEL BURNER. The bungalow boasts THREE DOUBLE BEDROOMS and a STUNNING FOUR-PIECE BATHROOM.

Externally, we're sure you'll be as impressed as we were with the 0.15 OF AN ACRE PLOT. Enjoying a high-degree of privacy, with maximum enjoyment and minimal maintenance in mind! Showcasing a secluded seating area and a LOVELY TIMBER CABIN. A great space to entertain and unwind!

The front aspect is greeted with a substantial block paved driveway, leading down to an ATTACHED DOUBLE GARAGE. Equipped with power, lighting and potential to be utilised into additional living space. Subject to relevant approvals.

Additional benefits of this EYE-CATCHING and INDIVIDUAL HOME include uPVC double glazing, oil fired central heating, via a NEW BOILER, with the added benefit of infrared ceiling heating, a high energy efficiency rating (EPC 'C') and OWNED SOLAR PANELS to the front elevation.

Make this TURN-KEY READY RESIDENCE YOURS! Internal viewings are simply ESSENTIAL!



<b>INVITING RECEPTION HALL:</b>	21'9 x 12'6 (6.63m x 3.81m)
<b>GENEROUS LIVING ROOM:</b>	15'4 x 12'10 (4.67m x 3.91m)
<b>DINING ROOM:</b>	10'7 x 10'3 (3.23m x 3.12m)
<b>CONTEMPORARY BREAKFAST KITCHEN:</b>	13'10 x 8'10 (4.22m x 2.69m)
<b>MASTER BEDROOM:</b>	13'3 x 10'3 (4.04m x 3.12m)
<b>BEDROOM TWO:</b>	13'2 x 8'10 (4.01m x 2.69m)
<b>BEDROOM THREE:</b>	12'9 x 8'10 (3.89m x 2.69m)
<b>STUNNING FOUR-PIECE BATHROOM</b>	9'3 x 8'10 (2.82m x 2.69m)
<b>ATTACHED DOUBLE GARAGE:</b>	18'7 x 18'1 (5.66m x 5.51m)
Of brick built construction, with a flat roof. Accessed via a manual up/ over garage door. Equipped with power, lighting and access to the oil-fired boiler. uPVC double glazed window to the rear elevation. A right sided uPVC personal door gives access to the rear garden. Providing great scope to be utilised into additional living accommodation. Subject to relevant approvals.	
<b>DETACHED TIMBER CABIN:</b>	9'6 x 7'5 (2.90m x 2.26m)
Accessed via wooden double doors, with two windows to the front elevation and one to the right side elevation. Equipped with power, lighting, complementary cladded walls and an infared electric heating. Currently setup as a magnificent home bar/ entertainment space.	

## EXTERNALLY:

This attractive and bespoke built bungalow, enjoys a wonderful position at the head of a quiet village cul-de-sac. Closely linked for ease of access onto the A46 with excellent transport links and amenities close-by. The bungalow boasts a 0.15 of an acre private plot, greeted with dropped kerb vehicular access onto an EXTENSIVE BLOCK PAVED DRIVEWAY. Ensuring ample parking for a variety of vehicles. This leads down to an ATTACHED DOUBLE GARAGE with external security light and double external power socket. A paved pathway with external wall light leads to the front porch and entrance door with an additional external wall light. The well-maintained front garden is laid to lawn, enjoying complementary planted borders A right sided wooden personal gate opens into the LARGE & LOVELY GARDEN. Predominantly laid to lawn, with part gravelled and planted borders, showcasing a variety of colour and maturity. The paved pathway continues to the uPVC double glazed French doors in the sitting/ dining area and round to a SECLUDED SEATING AREA. Partially gravelled and decked, with external lighting. Hosting a magnificent space to relax and unwind. There is gravelled hardstanding and access into a detached timber cabin, with sun deck. Access to the oil tank, partial raised vegetable garden, fully fenced side and rear boundaries.





#### Owned Solar Panels:

The property benefits from 12 owned solar panels, to the front roof elevation. Installed in December 2022, with a 25 year guarantee, a SEG tariff AND A 3KW solar battery.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides oil-fired central heating, via NEWLY INSTALLED BOILER, with the added benefits of energy-efficient electric infrared ceiling heating, 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: 1,401 Square Ft.

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

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'C'

#### EPC: Energy Performance Rating: 'C' (80)

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:

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:

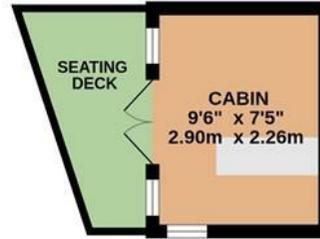
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### 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.







**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC