



**Corby Road,**  
Swayfield, Lincolnshire, NG33 4LQ

**NEWTON**FALLOWELL 



Corby Road,  
Swayfield, Lincolnshire, NG33 4LQ  
Guide Price £375,000 Freehold

\*\*\*GUIDE PRICE £375,000 - £400,000\*\*\*

Situated within the charming village of Swayfield sits this impressive three bedroom detached chalet bungalow. The property boasts a generous kitchen diner, spacious living room, three double bedrooms, four-piece family bathroom, and an en-suite to the main bedroom. The property also benefits from its gated driveway, single garage and private gardens. The current owners have greatly improved the property's energy efficiency by installing a number of photovoltaic solar panels and an air source heat pump.

On entering the property, you are initially met by a generous garden room, which is filled with afternoon sunlight. This room also offers integral access into the single garage and into the main hallway. The first door on your right shows you into an open kitchen diner, enjoying an abundance of unit storage and worktop space. Opposite the hallway a useful utility room is found, containing plumbing for a washing machine and a practical pantry. As we continue through the property, a spacious modern four-piece family bathroom is encountered next. To the rear is a double bedroom, benefitting from fitted wardrobes and views over the private rear garden. The ground floor is complete with an alluring living room, which boasts a feature log-burner and french doors leading you out onto the rear garden. To the first floor, the wide landing space separates two well-balanced double bedrooms. Both bedrooms offer fitted wardrobes, with the main bedroom further benefitting from a newly-fitted en-site shower room.

Outside the front of the property, a gated graveled driveway provides off-road parking for multiple vehicles, which leads you to a single garage. This is accompanied by a well-maintained front lawn, with a number of mature shrubs. With so much to offer, we highly recommend you view this property at your earliest convenience.





### Entrance Hall

### Kitchen Diner

19'3 x 11'9 (5.87m x 3.58m)

### Utility Room

9'6 x 6'9 (2.90m x 2.06m)

### Living Room

19 x 13'7 (5.79m x 4.14m)

### Bedroom Two

13'5 x 10'2 (4.09m x 3.10m)

### Bathroom

9'9 x 8'1 (2.97m x 2.46m)

### Bedroom One

19 x 13'2 max (5.79m x 4.01m max)

### En-Suite

11 x 8'5 (3.35m x 2.57m)

### Bedroom Three

12'9 x 9'10 (3.89m x 3.00m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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TOTAL FLOOR AREA : 1793 sq.ft. (166.6 sq.m.) approx.

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