

FOR SALE



Station Road, Swinderby
Guide Price £290,000-£310,000

MARTIN&CO



Station Road, Swinderby

2 Bedrooms, 1 Bathroom

Guide Price £290,000-£310,000

- Extensively Refurbished
- South Facing Garden
- Multi-Fuel Burning Stove
- Silicone Rendered Throughout
- Kitchen with Solid Oak Worktops
- Luxury Four Piece Bathroom
- New Doors and Windows Throughout
- 20x10ft Workshop
- Annex presently used as an Art Studio
- No Onward Chain



£290,000 to £310,000 (Guide Price) Detached bungalow with Annex having undergone a full extensive refurbishment throughout and is ideally situated with a non-estate position in the desirable village of Swinderby. Absolute must see property to truly appreciate the quality on offer. No onward chain.

The original build of the property dates back to the 1800s Victorian period having been extended most recently in the 1990s.

Situated between Lincoln and Newark, Swinderby village offers good access to the A46 bypass plus local amenities to include a bus service, public house and schooling with neighbouring villages only a short drive away.

PORCH 5' 6" x 2' 10" (1.687m x 0.888m) Composite entrance door, laminate flooring and a spot lit ceiling.

BREAKFAST KITCHEN 19' 3" x 11' 0" (5.887m x 3.378m) Base and eye level units with solid oak worktops, tiled splashback and inset Belfast sink with drainer grooves. Integrated double oven, induction hob and extractor over plus a dishwasher with space for a fridge freezer. Complimentary breakfast bar with matching worktops and base units. PVC windows to the front and side aspects, wood flooring, radiator, wall mounted mains consumer unit, ceiling lighting and recessed pantry style storage.

HALL Spot lit ceiling, wood flooring, radiator and loft hatch access with lighting, pull down ladder and partial boarding.

BEDROOM 11' 1" x 8' 0" (3.386m x 2.463m) max measurements. PVC windows to the side and rear aspects, wood flooring, radiator and a pendant fitting.

BEDROOM 12' 2" x 11' 2" (3.729m x 3.407m) PVC windows to the front aspect, wood flooring, radiator and a light fitting.

BATHROOM 10' 7" x 5' 6" (3.248m x 1.701m) Four piece suite comprising of a low level WC, circular vanity sink, double curved walk in mains fed shower with a luxury rainfall showerhead and handheld shower head sprayer plus a deep and extra wide panel bath. Spot lit ceiling with extractor, PVC window to the rear, wood flooring and a vertical radiator.

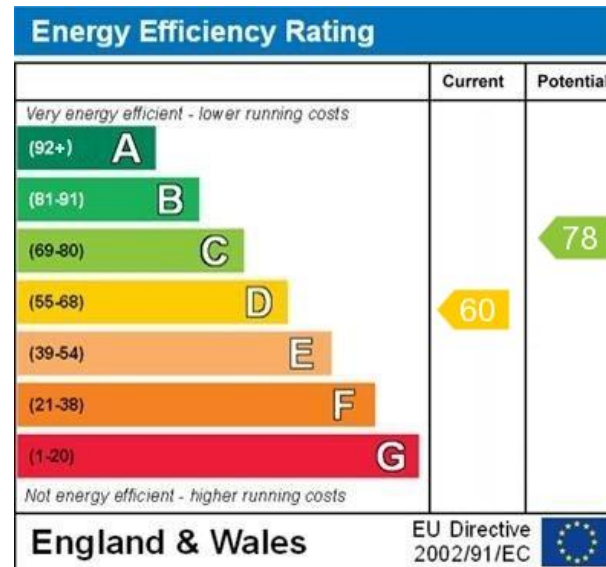
LOUNGE/DINER 20' 4" x 13' 11" (6.223m x 4.254m) max measurements. PVC windows to the front and side aspects with French doors and side panels giving access and views out to the garden. Wood flooring, ceiling lighting, multi fuel burning stove and a radiator.



OUTSIDE To the front is a gravelled driveway suitable for off road parking, pathways and gated access with fence perimeter. The mature south facing and private garden is laid to lawn with a sizeable patio area, trees and shrub lined borders. Including a garden shed, large 20x10ft workshop with armoured cabling power and lighting plus the housing of the oil tank.

ANNEX 19' 1" x 11' 8" (5.834m x 3.557m) Presently used as an art studio. PVC windows to the front and side aspects with a side PVC access door, laminate flooring, ceiling lighting and a vertical radiator. Worktop with space and plumbing for a washing machine and tumble dryer below. Separate area with a low level WC, vanity sink and lighting. Floor standing oil fired central heating boiler, separate consumer unit and wall mounted thermostatic control.

FIXTURES & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



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Ground Floor

Approx. 97.0 sq. metres (1044.6 sq. feet)



Total area: approx. 97.0 sq. metres (1044.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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