



 **SPREY** Castle Bytham Road, Swayfield  
PROPERTY Offers Over: £450,000

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 SPREY  
PROPERTY



This charming bungalow with extensive accommodation and open field views to the front aspect, has been greatly improved and extended by its current owners. It offers a perfect blend of a contemporary finish and homely feel throughout.

Nestled in the picturesque village of Swayfield, this well-maintained home boasts a large principal bedroom with spacious walk-in wardrobe and newly fitted en-suite shower room. Two further double bedrooms and recently refurbished family bathroom has not only a large walk-in shower but a bath. The open-concept kitchen / dining area is filled with natural light by the dual aspect windows.

A spacious kitchen features modern appliances and plenty of storage space. There is also plenty of workspace including a peninsula island, making it a haven for any culinary enthusiast. A utility room is located just off the kitchen and cloakroom just off the entrance hall. There is a separate living room with an open fire, study / forth bedroom and generous family room for entertaining which overlooks the garden which is accessed through bi-fold doors onto a large patio.

Step outside to the rear garden, an ideal spot for outdoor gatherings and relaxation which is mainly laid to lawn with an area for a vegetable plot and green house. The property's location provides convenience, with easy access to local amenities and transport links. This residence offers a wonderful opportunity to experience countryside living.





Tenure: Freehold  
Main: Water and Electric Oil-fired central heating  
Council Tax: E  
EPC: D







PORCH:

ENTRANCE HALL:

LIVING ROOM: 4.17m x 5.40m (13'8" x 17'9")

KITCHEN / DINER: 3.18m x 6.69m (10'5" x 21'11")

UTILITY: 3.18m x 2.07m (10'5" x 6'10")

STUDY / BEDROOM FOUR: 3.18m x 4.43m (10'5" x 14'6")

FAMILY ROOM: 4.97m x 4.11m (16'4" x 13'6")

BEDROOM ONE: 4.17m x 4.11m (13'8" x 13'6")

WALK-IN WARDROBE:

EN-SUITE: 2.35m x 2.29m (7'8" x 7'6")

BEDROOM TWO: 4.17m x 3.36m (13'8" x 11')

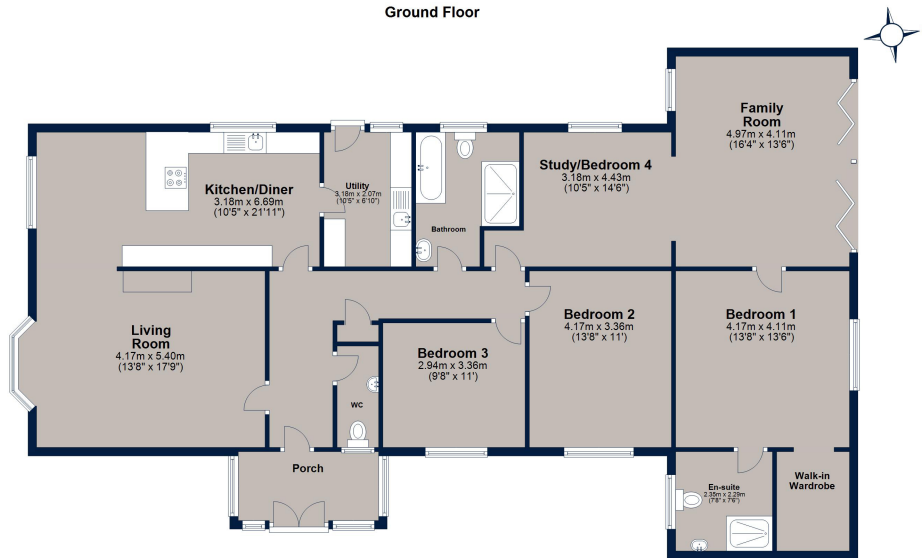
BEDROOM THREE: 2.94m x 3.36m (9'8" x 11')

FAMILY BATHROOM:





# Castle Bytham Road, Swayfield



Total area: approx. 182.3 sq. metres (1962.3 sq. feet)  
 Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
 Plan produced using PlanUp.



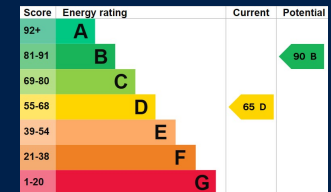
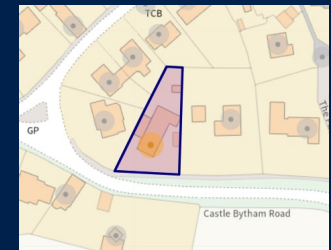
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**VILLAGE LIFE** The village of Swayfield is almost equidistant between Stamford to the South and Grantham to the North. The A1 sits to the east within a couple of miles driving distance. The village itself has a parish church and a well-regarded public house and a very active village hall with weekly clubs and events throughout the year. The neighboring villages of Colsterworth (4 miles) and Corby Glen (2 miles) offer day to day shopping and primary schools. A secondary school is also located in Corby Glen as is the Doctor's surgery. Further shopping, leisure and schooling facilities are available in both Stamford and Grantham. Bourne just 9 miles west is a market town offering an extensive array of shopping, leisure and schooling. The well regarded Bourne Grammar School coeducates girls and boys aged 11-18 years.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements