



High Street
Swinderby

MOUNT & MINSTER

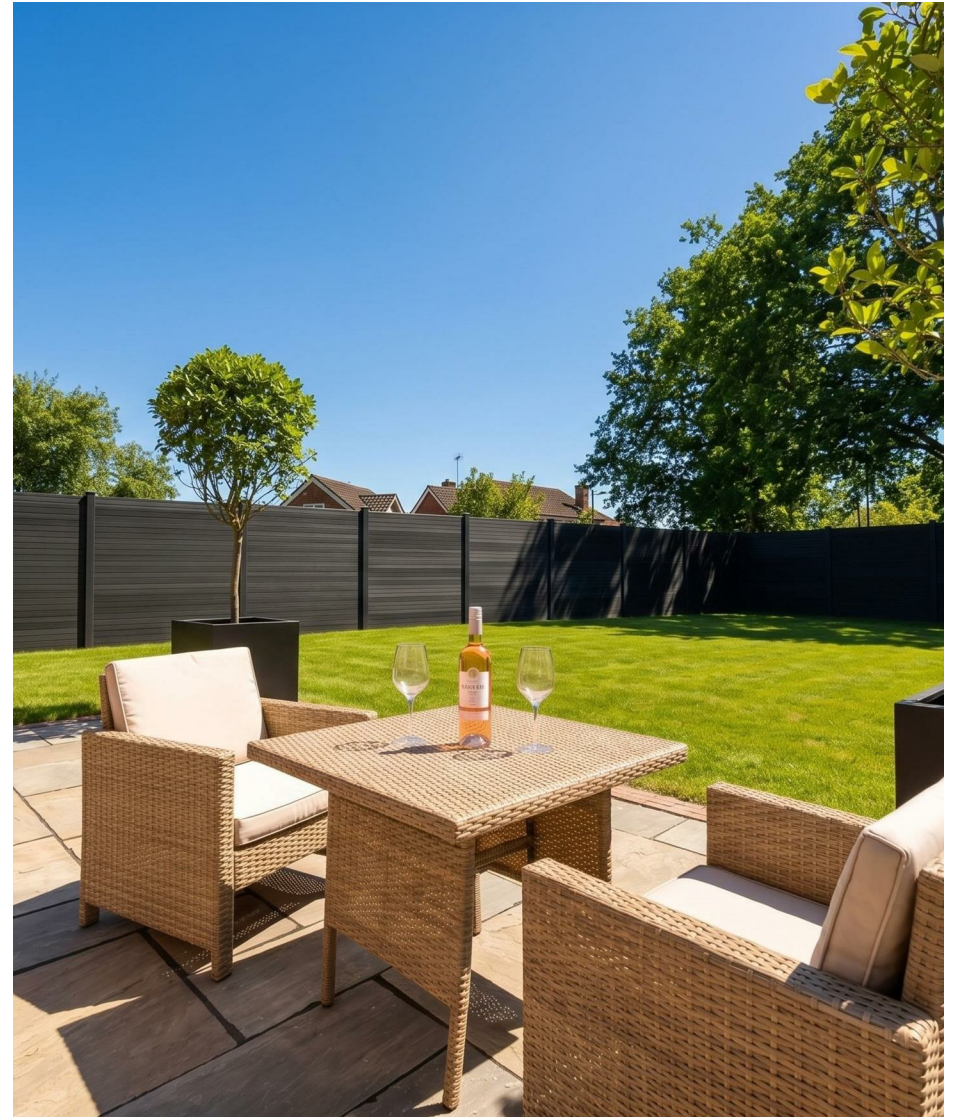


High Street

Swinderby

A spacious and contemporary residence, enjoying spacious open-plan living with the added benefit of low running costs and a high-end finish from top to bottom.

- High Quality Eco-Home
 - Ten Year Warranty
- Air Source, Solar Panels & Triple Glazing
 - Underfloor Heating
- Construction Completed
 - Private Driveway
 - Enclosed Garden
- Four Double Bedrooms
 - Luxury Bathrooms
 - Home Office



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INTRODUCTION

This impressive and eye-catching eco-home offers a high quality finish throughout and a stunning 27ft open plan kitchen/dining living space with a bespoke high quality German fitted kitchen enjoying quartz work surfaces and a range of integrated appliances. The ground floor further comprises a large utility room, separate study/play room and a well-designed plant room.

To the first floor there is a generous light landing offering ample storage, along with four double bedrooms, a superb four piece bathroom and luxurious en suite shower room.

OUTSIDE

The property is well positioned off the High Street, and is approached via a part tree lined driveway which leads to the front of the property providing a private gravelled driveway for multiple vehicles, and supplying a EV charging point. The fully enclosed garden is predominately laid to lawn with a delightful paved seating area ideal for alfresco dining which can be accessed directly from the open plan kitchen/dining living space. There is also a double external power socket.





LOCATION

Swinderby has 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.

The village of Swinderby is well situated approximately seven miles from historic market town of Newark and eight miles from City of Lincoln. There is a nearby railway station in Collingham with services to Lincoln, Newark and Nottingham. Communications in this area are excellent with the village situated just five miles from the A1 and A46 road junctions. Mainline railway trains are available from Newark Northgate with journey times to London Kings cross in just over 75 minutes and Leeds just over 55 minutes.

SERVICES

Mains water, drainage, and electricity are all connected. The property also benefits from air source heating, via (a wet system) and under-floor heating throughout the property, solar panels, The property further benefits from triple glazing throughout, via aluminium windows and an EV charging point to the front aspect.

ENERGY PERFORMANCE CERTIFICATE

Rating: A

COUNCIL TAX BAND

Band: C

North Kesteven District Council



METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWINGS

By prior arrangement with the Agents: 01522 716450.

ADDITIONAL INFORMATION

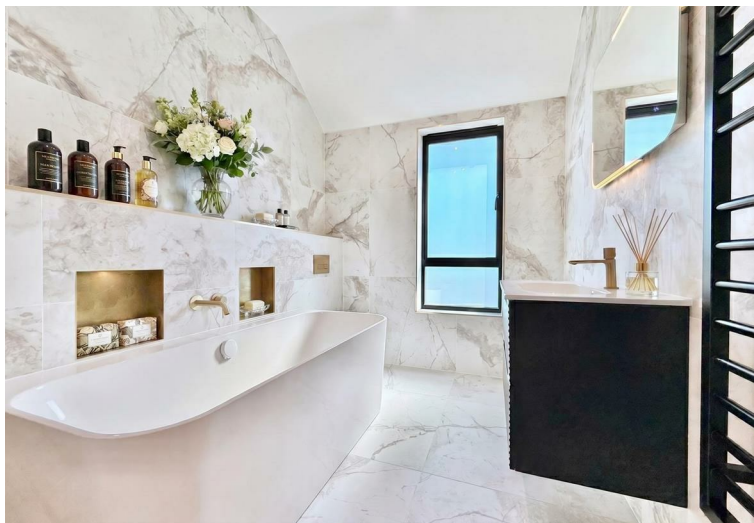
For further details, please contact Ellen Norris at Mount & Minster:

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BUYER IDENTITY CHECKS

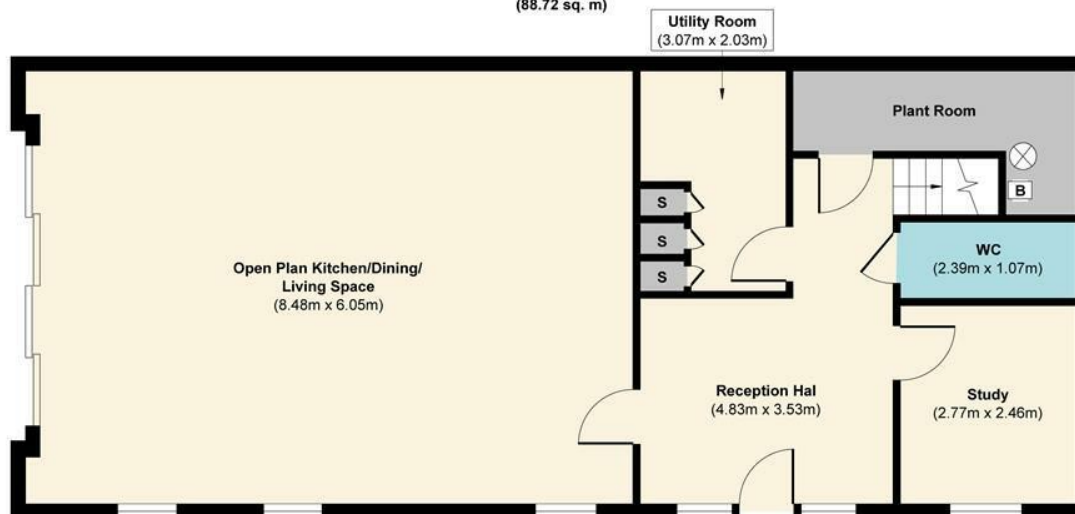
Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



6 High Street, Swinderby



First Floor
Approximate Floor Area
(88.72 sq. m)



Ground Floor
Approximate Floor Area
(87.70 sq. m)

Approx. Gross Internal Floor Area 176.42 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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