

OLIVER REILLY



High Street, Swinderby, Lincoln
£460,000

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BLINK... AND YOU'LL MISS IT...!

Nestled off from the High Street in the charming village of Swinderby, this exquisite detached bungalow offers a perfect blend of luxury and privacy. Set on a substantial 0.31 of an acre plot, the property boasts an impressive driveway that can accommodate a high-number and wide variety of vehicles, along with a double garage, ensuring ample space for both residents and guests.

Inside, the bungalow features three well-proportioned reception rooms, providing versatile spaces for relaxation and entertainment. The heart of the home is undoubtedly the bespoke luxury dining kitchen, designed to cater to both culinary enthusiasts and casual diners alike. This area flows seamlessly into a delightful garden room extension, complete with bi-fold doors that invite the beauty of the outdoors in, creating an ideal setting for gatherings or quiet moments.

The property comprises three spacious bedrooms, each designed with comfort in mind. The stunning five-piece bathroom is a true highlight, offering a luxurious retreat, while a separate en-suite adds convenience to the master bedroom.

This non-estate bungalow is a rare find, offering a peaceful lifestyle while still being conveniently located near local amenities. With its impressive features and thoughtful design, this property is perfect for those seeking a tranquil yet sophisticated living experience in the heart of Lincolnshire. Don't miss the opportunity to make this exceptional bungalow your new home. IT WON'T BE AROUND FOR LONG..! Marketed with NO ONWARD CHAIN..!

- NON-ESTATE DETACHED BUNGALOW
- STUNNING BESPOKE DINING KITCHEN
- DETACHED DOUBLE GARAGE & EXTENSIVE PRIVATE DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'D'
- THREE BEDROOMS
- LARGE LOUNGE & GARDEN ROOM WITH BI-FOLD DOORS
- LARGE 0.31 OF AN ACRE PRIVATE PLOT
- CHARMING & PRIVATE VILLAGE POSITION
- FABULOUS FIVE-PIECE BATHROOM & EN-SUITE
- EXCEPTIONAL PRESENTATION! NOT TO BE MISSED!

Tenure: Freehold.

Sold with vacant possession on completion.

EPC: Energy Performance Rating: 'D' (61)

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 Authority:

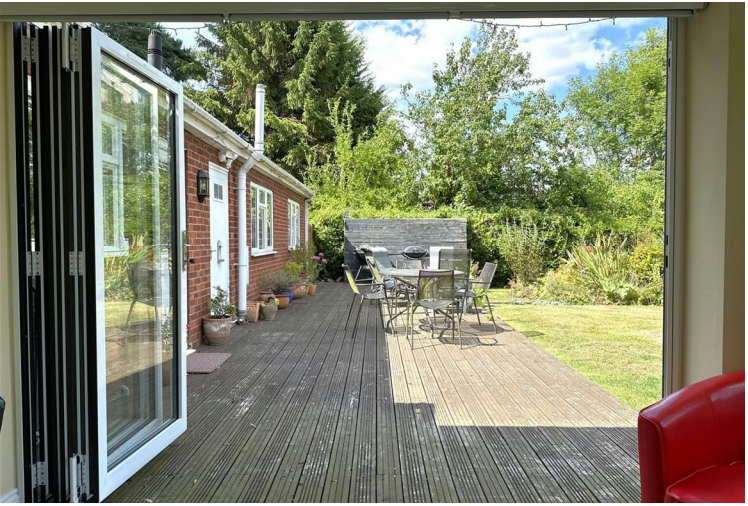
North Kesteven District Council.

Council Tax: Band 'D'

Draft Details-Awaiting Approval:

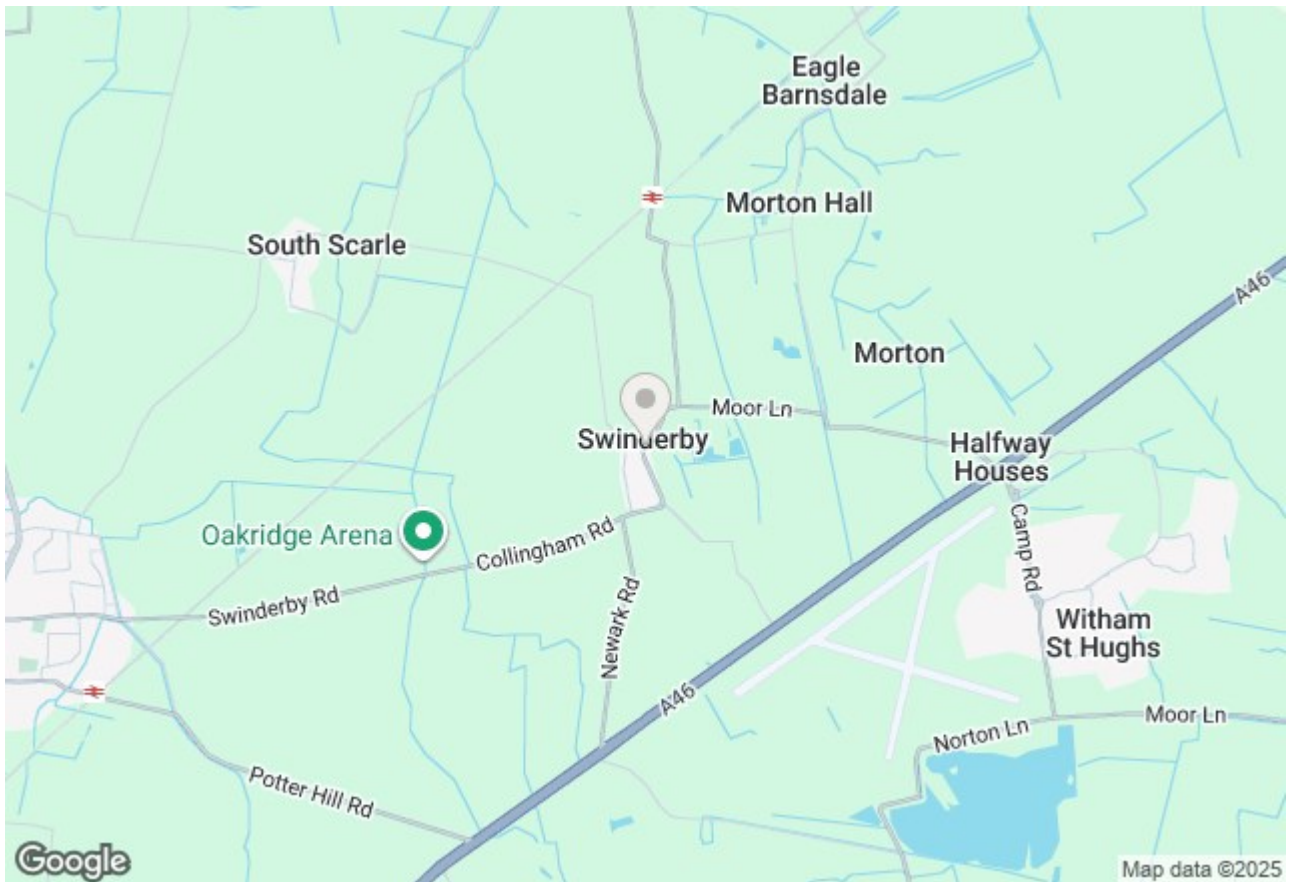
These are draft particulars awaiting final

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) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.