

Eckfords Property Scene
29, West Street, Bourne, Lincolnshire, PE10 9NB
E: sales@eckfords.co.uk
@: www.eckfords.co.uk
T: 01778 426215



76 High Street, Swayfield, Grantham, Lincolnshire NG33 4LL

£455,000 - Freehold

Property Summary

This is a unique opportunity to purchase this three bed individual bungalow situated in the lovely village of Swayfield. The property offers spacious living accommodation and in the garden there is a useful brick built outbuilding and stable block. This property is ideally located close to Bourne, Stamford and Grantham and allows easy access to the A1. Viewing is highly recommended at the earliest opportunity to appreciate everything this bungalow has to offer.

Features

- Individual Detached Bungalow
- Entrance Hall Way
- Large Lounge/Diner
- Three Double Bedrooms
- Kitchen
- Family Bathroom
- Large Plot Approximately Half an Acre
- Stable Block & Useful Outbuilding



Room Descriptions

Ground Floor

Accommodation

uPVC part glazed front door to Entrance hallway: Ceramic floor tiles, recessed storage space, second part glazed timber door to inner hallway, two radiators, airing cupboard at one end with shelving and hot water tank.

Lounge/Diner

28' 9" x 13' 11" max (8.76m x 4.24m) A really impressive room with views over looing the rear garden.

To Dining end, radiator, patio doors opening to garden.

To Lounge end, two radiators, feature stone wall with open fire place, paved hearth and log burning stove, TV point, telephone point, wall mounted thermostatic heating controller, exposed wooden ceiling beams, door off lounge to Bedroom 3.

Bedroom 3

7' 10" x 11' 3" (2.39m x 3.43m) Radiator, window to rear.

Bedroom 1

11' 10" x 11' 10" (3.61m x 3.61m) Radiator, centre ceiling light and fan, window to rear.

Bedroom 2

11' 10" x 10' 11" (3.61m x 3.33m) Radiator, window to rear.

Bathroom

P-Shaped bath with shower over, glass curved shower screen, wash hand basin with vanity units under, low level WC, part tiled walls, ceramic floor tiles, white heated ladder towel rail.

Kitchen

9' 5" x 13' 7" (2.87m x 4.14m) Wall mounted and floor standing grey fronted cupboards, complimentary fitted worktops and splash back tiling, inset stainless steel sink and drainer with mixer taps, space for standard size cooker, extractor fan over, space and plumbing under worktop for automatic washing machine, space and plumbing for dishwasher, space for larder style fridge/freezer, wooden effect vinyl flooring.

Externally

Garden

The front of this bungalow benefits from an in and out gravelled and hardstanding driveway which provides off road parking for several cars. There are timber gates at both entrances to the driveway and a mature hedge to the front boundary. The remainder of the front garden is laid to a large shaped lawn with attractive shrub and plant borders. The garden continues to the side of the bungalow and is laid to another large area of lawn.

The rear garden is an absolutely beautiful feature of this property and offers a wonderful degree of privacy. It is mostly laid to a large lawn with spectacular views overlooking undulating fields and countryside and views of the Grimsthorpe estate. There is mature hedging to the boundaries and a selection of trees and shrubs. Viewing is essential to appreciate the views and size of this plot which measures very approximately half an acre.

Included in the garden are various outbuildings and sheds etc.

Former Kennel Block 20'6" x 9'9" with power and light connected.

Timber Stable Block with two separate stables.

Stable 1 - 11'1" x 11'5"

Stable 2 - 11'4" x 12'0"

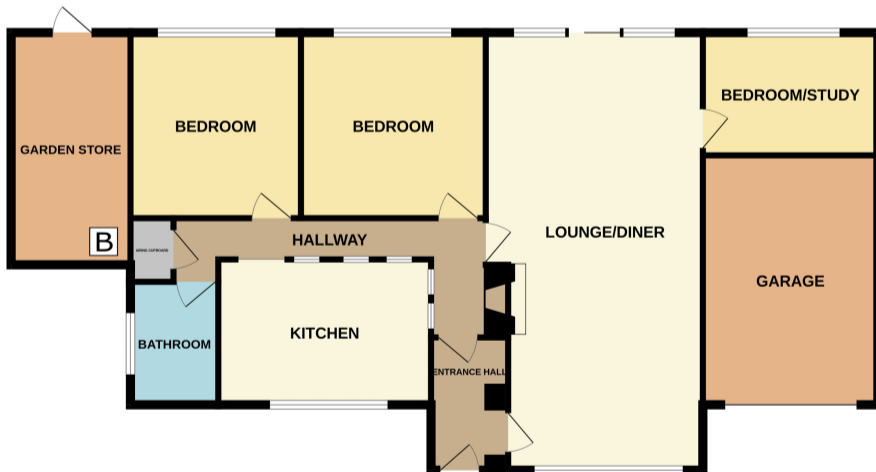
Timber Shed 16'0" x 9'10"

Boiler Room which is located at the rear of the bungalow and accessed via a separate outside door. 15'0" x 7'7" The boiler room has an inset stainless steel sink and drainer with cupboards under, space for tumble dryer, floor standing oil fired central heating boiler, access to roof storage space.

Single Garage

10' 10" x 16' 0" (3.30m x 4.88m) Up and over electric garage door, power and light connected.

GROUND FLOOR
1322 sq.ft. (122.8 sq.m.) approx.



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metopix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC