

5 Meadow View, Swinderby, Lincoln, LN6 9YT

Asking Price £350,000

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RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

An immaculately presented three-bedroom detached bungalow offering approximately 1,000 sq ft of well-planned living accommodation, situated in a pleasant residential position within the popular village of Swinderby. The property has been extensively improved and modernised by the present owners since 2020, including the installation of a contemporary Wren fitted kitchen, a Worcester Bosch oil-fired central heating boiler, new resin driveway surfacing, together with redecoration and replacement carpets throughout. The result is a particularly attractive and comfortable home, ideally suited to those looking to downsize or seeking single-storey living in a well-served village location.

A particular feature of the property is the generous off-road parking provision, with two separate driveways providing ample space for several vehicles, including those requiring additional parking for a caravan or motorhome. The bungalow is set back from the road behind a good-sized front garden, whilst to the rear there is a pleasant, secluded garden offering a good degree of privacy.

The accommodation is thoughtfully arranged and comprises an entrance hallway, a spacious 19 ft lounge and an 18 ft open-plan dining kitchen, fitted with a modern range of gloss-finished Wren units installed in 2020. The kitchen incorporates an extensive range of base and wall cupboards, pan drawers, an electric hob and double oven, together with ample space for a dining table. A separate utility room provides additional practical accommodation.

The principal bedroom is particularly spacious, measuring approximately 18 ft in length, and benefits from an en-suite shower room. There are two further bedrooms and a family bathroom fitted with a modern white suite. The property benefits from UPVC double-glazed windows and oil-fired central heating, served by a Worcester Bosch boiler installed in 2020.
Outside, the two driveways provide excellent off-road parking facilities, with one giving access to a single concrete sectional garage, currently utilised as a workshop and having power and lighting connected. This provides useful additional space for vehicle storage, hobbies or workshop purposes. The enclosed rear garden is principally laid to lawn and enjoys a pleasant, private aspect, being well screened by established conifer hedging.

Swinderby is an attractive Lincolnshire village offering a pleasant rural setting whilst remaining conveniently placed for access to Lincoln, Newark and the surrounding area. Village amenities include The Plough Inn public house, All Saints Primary School and a village hall. Swinderby also benefits from a railway station providing services towards Lincoln and Nottingham, whilst the nearby A46 offers convenient road connections. The village is an appealing choice for those seeking a quieter rural lifestyle without sacrificing accessibility to larger centres.

Constructed of brick under a tiled roof covering. The central heating is oil fired and windows are replacement uPVC double glazed units.

ENTRANCE HALL
16'10 x 4'8 (5.13m x 1.42m)
UPVC double-glazed entrance door, radiator, ceramic tiled floor covering, emergency lighting and access to the loft space via a fitted ladder. The loft is part boarded.

LOUNGE
19' x 14'10 (5.79m x 4.52m)



A spacious reception room having uPVC double-glazed windows to the front and side elevations, including a bay window. Recently redecorated and fitted with a new carpet. Two radiators, television point and coved ceiling. A recently installed liquid propane gas Living Flame effect fire with a modern surround, tiled fireplace and hearth provides an attractive focal point.

DINING KITCHEN
18'7 x 10'7 (5.66m x 3.23m)
(narrowing to 9'4 in the kitchen area)



A spacious open-plan dining kitchen providing ample room for a dining table. The kitchen was refitted in 2020 with a contemporary range of Wren units comprising gloss white base cupboards and drawers, including deep pan drawers, complemented by gloss grey wall-mounted cupboards. Working surfaces incorporate a Blanco composite one-and-a-half bowl sink and drainer. Fitted appliances include an electric ceramic hob with extractor over and a CDA electric double oven. Additional features include laminate splashback panels, wine rack, ceramic tiled floor covering and radiator.



UTILITY ROOM
8'6 x 6'2 (2.59m x 1.88m)
Having uPVC double-glazed windows and an external door providing access to the rear of the property. Triple polycarbonate roof covering, fitted base cupboards and drawers with working surfaces over.

BEDROOM ONE
18'7 x 9'10 (5.66m x 3.00m)
(plus 10'7 x 3'7)



A particularly spacious principal bedroom, converted from the original integral garage, enjoying a pleasant dual aspect with uPVC double-glazed windows to the front and rear elevations. Two radiators, emergency lighting, wall-mounted television and power points.

EN-SUITE SHOWER ROOM
7'7 x 6'10 (2.31m x 2.08m)



Fitted with a modern white suite comprising a double shower cubicle with glazed screen and door, shower boarding to the splashbacks and a wall-mounted Aqualla eco drench square thermo shower. Low-level WC and wash hand basin with vanity cupboard beneath. Tiled splashbacks, chrome heated towel radiator, extractor fan and uPVC double-glazed window to the rear elevation.

BEDROOM TWO
11'2 x 9'9 (3.40m x 2.97m)



UPVC double-glazed window to the rear elevation, radiator, wall-mounted power and television points and coved ceiling.

BEDROOM THREE
10'5 x 7'7 (3.18m x 2.31m)



UPVC double-glazed window to the front elevation and radiator.

BATHROOM
7'8 x 6'11 (2.34m x 2.11m)



Fitted with a modern white suite comprising a panelled bath with mixer tap and shower over, and low-level WC. Fully tiled walls to the shower area with part tiling to the remaining walls. Radiator, extractor fan and uPVC double-glazed window to the rear elevation.

OUTSIDE
The property occupies a generous-sized plot, pleasantly situated off a quiet residential cul-de-sac comprising predominantly detached bungalows. Set well back from the road behind a good-sized front garden, principally laid to lawn and bordered by an established conifer hedgerow, the bungalow enjoys an attractive setting. There are two separate driveways, both having resin surfaces and providing excellent off-road parking facilities for several vehicles. One of the driveways is particularly suitable for those requiring additional parking for a caravan or motorhome and gives access to the detached single garage.

SINGLE GARAGE
19'9 x 9'11 (6.02m x 3.02m)
Of concrete sectional construction, having an up-and-over door, power and lighting connected, together with a personal side entrance door. The garage is currently utilised as a workshop and provides useful space for vehicle storage, hobbies or other purposes.





A timber entrance gate to the side of the bungalow provides access to an enclosed paved terrace and yard area, where the oil storage tank is situated. This leads through to the pleasant and secluded rear garden, which features a paved patio terrace adjoining the bungalow and a lawned garden with established shrub borders. There are also apple and plum trees, whilst close-boarded fencing to the boundaries provides a good degree of privacy. The garden offers an attractive and secure environment for children and pets.

SERVICES
Mains electricity, water and drainage are connected to the property. Central heating is oil fired.

POSSESSION
Vacant possession will be given on completion.

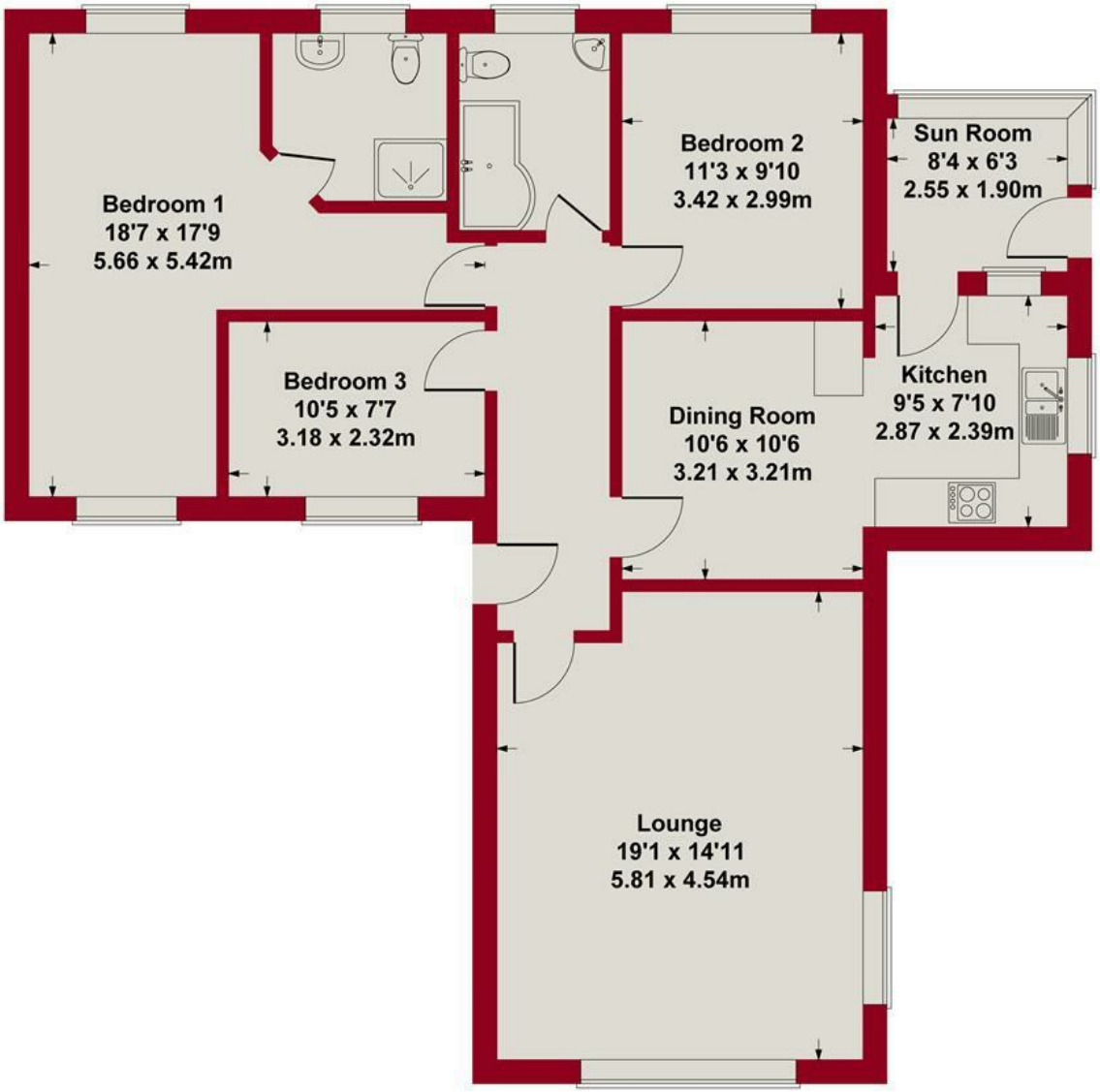
VIEWING
Strictly by appointment with the selling agents.

TENURE
The property is freehold.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX
The property comes under North Kesteven District Council Tax Band C.

AGENTS NOTE
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GROUND FLOOR

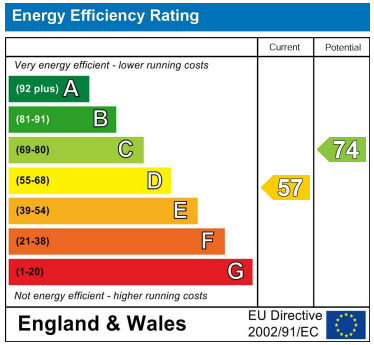
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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RICS

The Property Ombudsman

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