



Asking Price £625,000 | Freehold
High Street, Swayfield NG33 4LL





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- Detached family home
 - Idea for Multi-Generational living
 - Four / Five Bedrooms
 - Wood Burner to the Living Room
 - Refitted En-Suite to Principal Bedroom
 - Double Garage with storage to the loft
 - Driveway Parking for Several Cars
 - Sizable Plot surrounding the Property
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Built by the current owners in 1997, this impressive and versatile five-bedroom detached family home offers flexible accommodation throughout, perfectly suited to modern family life or multi-generational living.

The property includes a self-contained ground floor annex, seamlessly incorporated into the main house layout, providing independence and privacy for extended family or guests-or this space can be used as part of the main living accommodation, depending on your needs.

The annex comprises a bedroom, shower room, kitchen, and living room, with its own private entrance and courtyard, making it ideal for a relative, older child, or even as a potential rental or home office suite.

Step inside the main house to a welcoming and spacious entrance hall, leading to a generously proportioned dual-aspect living room featuring a charming wood-burning stove. A formal dining room provides the ideal setting for entertaining, while the well-appointed breakfast kitchen offers space for informal family meals. Additional ground floor rooms include a study and utility room, along with internal access to the annex area.









Upstairs, you'll find three spacious double bedrooms, including a principal bedroom with a beautifully refitted en suite shower room. A modern family bathroom completes the first-floor accommodation.

Outside, the home features a detached double garage with useful roof storage and a gravel driveway providing ample parking for numerous vehicles. The generous wrap-around gardens include a private courtyard serving the annex, as well as a vegetable garden to the side. The grounds are fully enclosed and predominantly laid to lawn, offering a high degree of privacy and space for all the family.

Enjoy the benefits of village life, with a welcoming community, active village hall, and a friendly local public house just a short stroll away. The location is key-offering excellent access to the A1 link road and a range of charming nearby market towns including Oakham, Stamford, Grantham, and Bourne. The area is also well-regarded for both primary and secondary schooling, making it an ideal setting for families.

This is a rare opportunity to acquire a much-loved home, thoughtfully designed and built by the current owners, offering space, flexibility, and the potential to adapt with your family's changing needs.





Total area: approx. 317.6 sq. metres (3418.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Key Information

Local Authority

Council Tax
Band = F

Tenure
Freehold

EPC
Rating = D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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