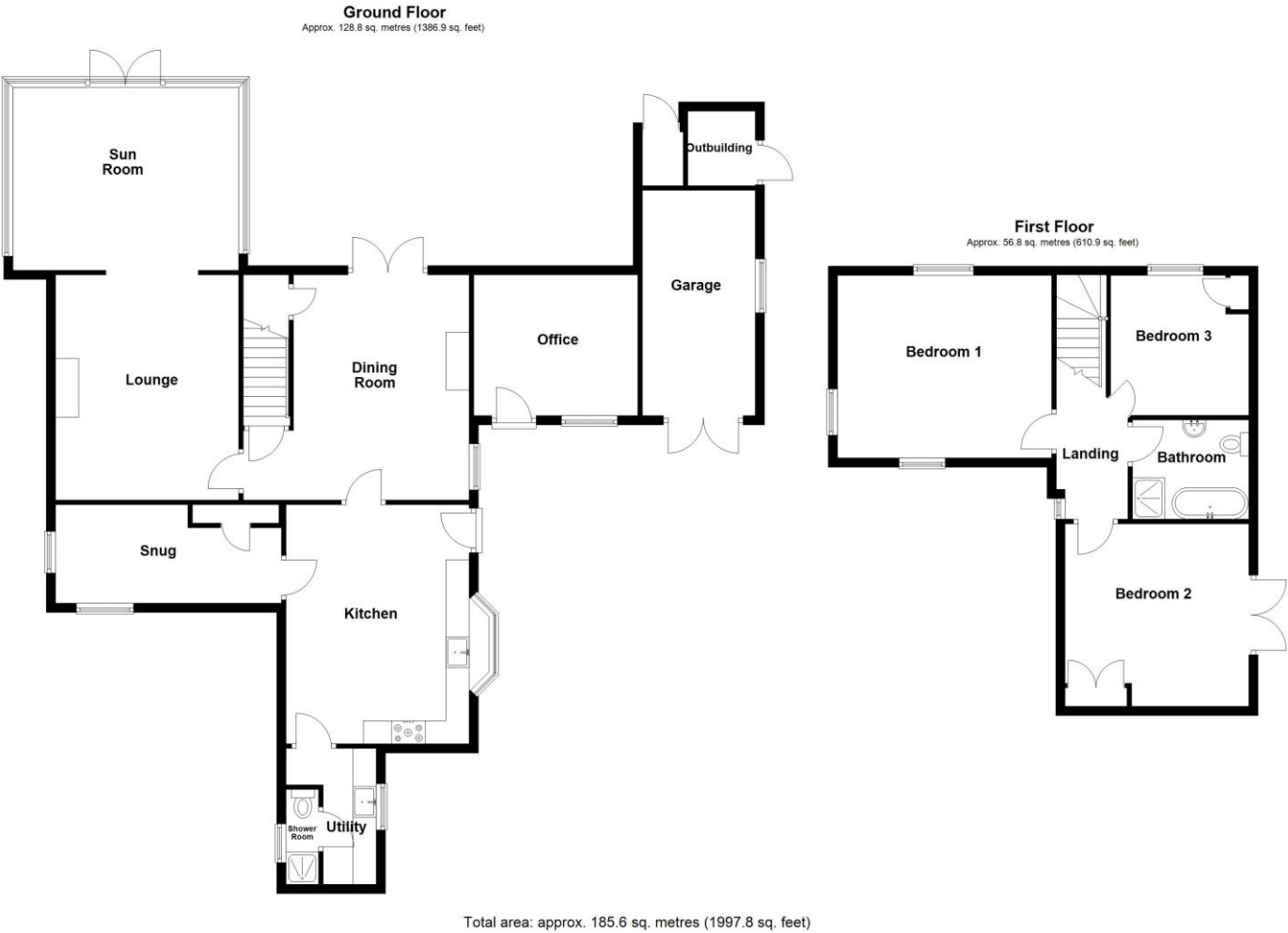




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



The Old Inn, 19 Swarby Lane, Swarby, Lincolnshire, NG34 8TQ

£575,000 Freehold

Formerly “The Old Inn,” this beautifully presented period home combines timeless character with a flexible layout, set in established gardens with countryside views. With exposed beams, stone fireplaces and cottage-style windows throughout, the property offers a rare opportunity to enjoy a home full of history whilst benefitting from modern comforts.

Charming Family Home | Character Features Throughout | Spacious Farmhouse-Style Kitchen | Separate Utility And Shower | Three Generous Double Bedrooms | Stylish Roll-Top Bath Bathroom | Versatile Study Or Snug | Light-Filled Garden Sun Room | Mature Gardens With Views



DESCRIPTION

At the heart of the house lies a farmhouse-style kitchen, fitted with bespoke units, a Belfast sink, range cooker and space for family dining beneath the ceiling beams. A separate utility room with shower room adds practicality, while the snug offers a great space for a 2nd reception room or playroom. The dining room, with stone fireplace and French doors to the garden, is perfect for entertaining, and the charming lounge with log-burning stove leads directly into the light-filled sun room overlooking the rear garden.

Upstairs, there are three generous double bedrooms which are full of character, each enjoying different aspects over the gardens. The master bedroom includes exposed beams and a triple aspect outlook, while the second features built-in wardrobes and a Juliet balcony. The stylish family bathroom is fitted with a roll-top claw-foot bath, separate shower and travertine tiling.

The property also benefits from a dedicated office with feature fireplace, together with an adjoining garage and outbuilding, both with useful storage above.

Outside, the home is approached via a gravelled driveway with five-bar gate, providing ample parking and access to the garage.

The south-facing rear garden is a real highlight, mainly laid to lawn with mature shrubs, established borders and two separate seating area, perfect for outdoor dining. Beyond the garden, there are stunning open countryside views which create a peaceful backdrop to this character-filled home.

A viewing is highly recommended to appreciate this stunning home.



ACCOMMODATION

Entrance Hall

Lounge - 16' x 13' (4.88m x 3.96m)

Dining Room - 16' x 13' (4.88m x 3.96m)

Kitchen - 17' x 13' (5.18m x 3.96m)

Utility Room - 9'8" x 5' (2.95m x 1.52m)

Snug - 16' x 7' (4.88m x 2.13m)

Sun Room - 16' x 13' (4.88m x 3.96m)

Shower Room

Office - 11' x 10' (3.35m x 3.05m)

Bedroom 1 - 15'4" x 13' (4.67m x 3.96m)

Bedroom 2 - 13' x 13' (3.96m x 3.96m)

Bedroom 3 - 13'1" x 10' (4m x 3.05m)

Bathroom

Garage - 16' x 8' (4.88m x 2.44m)

Outbuilding

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

NOT YET AVAILABLE