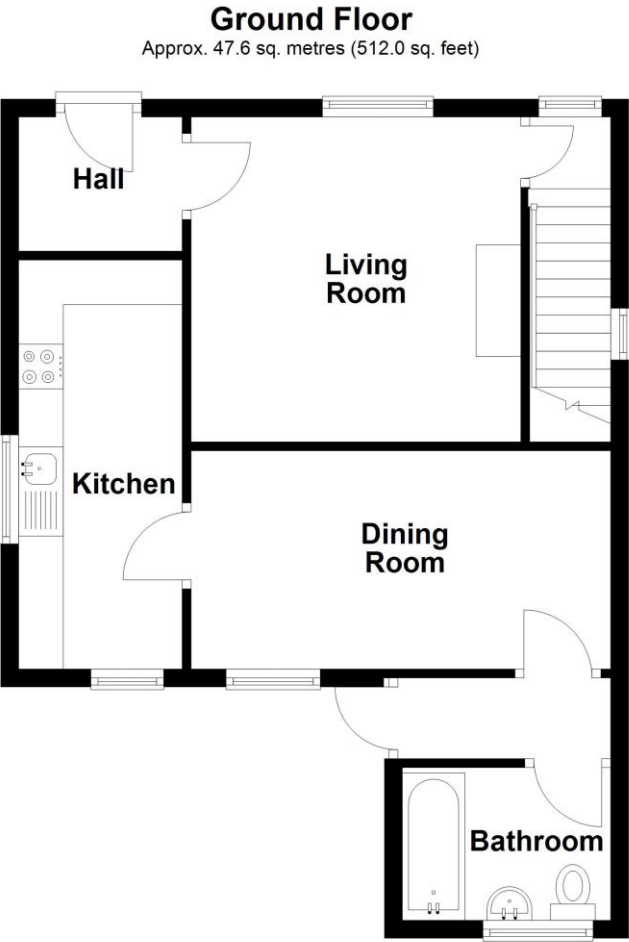
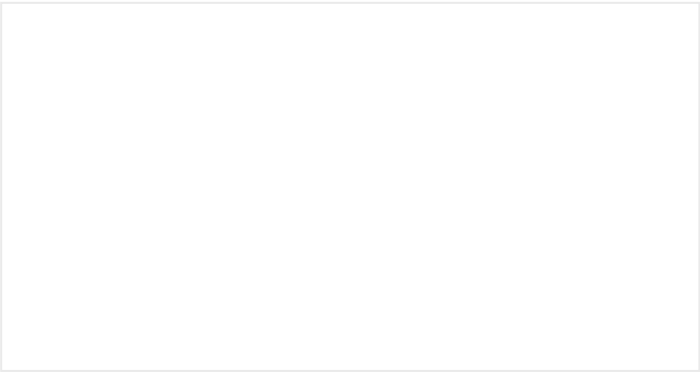


Main Street, Swarby, Sleaford

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*



Total area: approx. 77.4 sq. metres (833.1 sq. feet)



5 Main Street, Swarby, Sleaford, NG34 8TD

£220,000 Freehold

This charming two-bedroom semi-detached cottage offers a wonderful opportunity to enjoy peaceful countryside living while still being within easy reach of local amenities. Set back behind a gated driveway with a spacious front garden, the property blends traditional character with practical modern features, making it ideal for first-time buyers, downsizers, or anyone looking for a rural retreat.

Charming 2-bedroom semi-detached cottage with a blend of period character and modern finishes. | Spacious living areas | Modern ground floor bathroom | Generous gardens front and rear, with gated driveway, countryside views, and stone outbuilding for storage or potential conversion. | Peaceful rural location





DESCRIPTION

Inside, the ground floor features a welcoming living room with wood-effect flooring and a cosy fireplace, perfect for relaxing evenings. A separate dining room provides ample space for entertaining and flows into a well-equipped kitchen fitted with stylish grey units, integrated appliances, and tiled flooring. The ground floor also includes a modern bathroom with a full-size bath, electric shower, basin, and WC, all finished to a clean, contemporary standard.

Upstairs, there are two generously sized double bedrooms, both with dormer windows that bring in natural light and offer pleasant views over the surrounding countryside.

Outside, the property boasts a generous rear garden backing onto open fields, with a combination of gravel, patio, and lawned areas—ideal for outdoor dining, gardening, or simply enjoying the scenery. A stone-built outbuilding adds practical storage space.

With double-glazed windows, oil-fired central heating, and bags of period charm, this cottage is ready for its next chapter and offers a peaceful lifestyle in a picturesque rural setting.

ACCOMMODATION



**Entrance Hall** - Approached by a part glazed composite door.

**Lounge** - 12'11" x 11'11" (3.94m x 3.63m) UPVC window to front aspect stone effect fireplace housing open fire, radiator

**Dining Room** - 15'5" x 8'1" (4.7m x 2.46m) UPVC window to rear aspect, understair storage cupboard, radiator, wood effect flooring.

**Kitchen** - 15' x 6' (4.57m x 1.83m) having UPVC windows to side and rear aspects, fitted with a modern range of shaker style base and eye level unitswith bevel edged work surfacing over, one and a half bowl stainless steel sink, ceramic hob, electric oven, space for american style fridge/freezer.

**Bathroom** - Opaque glazed UPVC window to rear aspect, fitted with a 3 piece suite comprising panelled bath with electric shower over, close coupled WC, pedestal hand wash basin, ceramic tiled flooring, heated towel radiator.

**Staircase** - Staircase having UPVC windows to front aspect at both ground and 1st floor levels rises from lounge to 1st floor.

**Bedroom 1** - 11'8" x 11'8" (3.56m x 3.56m) UPVC window to front aspect, airing cupboard housing hot water cylinder, built in double wardrobe, radiator.

**Bedroom 2** - 16'8" x 7'9" (5.08m x 2.36m) Having UPVC windows to both side and rear aspects, radiator.

**Outside** - The property boasts a generous plot backing on to open fields, the front is laid to lawn with established shrub and flower border, the gardens exten to the side with a spacios driveway offering off street parking for several vehicles and side area, the rear gardens comprise lawn, paved patio and a generous gravelled seating area, there is also a well proportioned stone outhouse with two rooms and a coal store.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

SERVICE CHARGE

£0

GROUND RENT

£0