Maytree Cottage,

Swinderby, Lincoln, LN6 9LW

BELL

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Maytree Cottage is an early Georgian village residence of considerable charm and character, occupying a prominent gable-end position on the High Street. The property retains a wealth of period features including exposed ceiling beams and joists and an impressive inglenook fireplace. Extending to approximately 1,489 sq ft (137 sq m) GIFA, the accommodation comprises four bedrooms, including a principal bedroom with ensuite shower room, family bathroom, breakfast kitchen, dining room, sitting room, conservatory and family room/study.The property benefits from double glazed windows throughout, providing excellent natural light to the accommodation while helping to enhance the overall warmth, comfort and energy efficiency of the home.

The property stands within surprisingly generous and private grounds of approximately 0.24 acre (sts), with ample driveway parking, concrete hard standing and a substantial detached garage block offering potential for business purposes or conversion to ancillary accommodation or an annexe, subject to the necessary consents.

Swinderby is a highly sought after semi-rural village just north of the A46, offering a peaceful setting while being well connected to transport links and commercial centres. Equidistant 7 miles between the historic market town of Newark on Trent and the City of Lincoln and 8 miles to A1 junction. Village amenities include a pub, primary school, village hall and children's play area, while there is a regular bus service to surrounding villages. . Swinderby station is 1.2 miles north of the village and has services to Lincoln and Newark, which has a direct rail link to London. (Kings Cross from 80 minutes). Collingham Station has direct train connections to London St. Pancras International.

ACCOMMODATION

Entrance Lobby
With stable-style main entrance door, fitted pine cloaks cupboard, exposed faux ceiling joists and tiled floor. Glazed panelled door leads through to the hallway, with a cottage-style ledged and braced pine door providing access to the

Cloakroom
Fitted with a wash hand basin with tiled splashback and low-level WC, together with exposed faux ceiling joists, tiled floor and radiator.

Hallway
Featuring staircase to the first floor, useful built-in storage cupboard, exposed character period beams and joists, wood-block style flooring and radiator. Cottage-style ledged and braced pine doors lead to the

Breakfast Kitchen
A charming country-style kitchen enjoying an attractive outlook across the High Street and gardens. Fitted with bespoke pine units, ceramic sink, work surfaces, wall cupboards and space for a fridge/freezer and laundry appliances. Features include a Belling cooking stove with tiled splashback, built-in pine dresser with display cupboards, breakfast seating area, attractive pine wall panelling and exposed period beams and joists

Dining Room
A characterful reception room enjoying a pleasant southerly outlook over the grounds. Features include a fireplace with inset wood-burning stove, solid timber mantel, brick surround and tiled hearth, together with exposed period beams and joists and wood-block style flooring.

Sitting Room
A good-sized reception room with a pleasant southerly outlook over the gardens and an impressive inglenook fireplace featuring exposed period timbers, stone detailing and a flagged hearth. Further character is provided by exposed beams, joists and a supporting post.

Conservatory
An excellent addition to the reception accommodation, enjoying a southerly aspect, pitched ceiling, tiled floor and double-glazed panelled door providing access to the gardens.

Family Room/Study
A useful additional reception room enjoying a pleasant southerly outlook over the gardens, with radiator.

Principal Bedroom
Enjoying a southerly outlook across the front grounds and High Street. The room features attractive pine wall panelling, built-in pine wardrobe and cupboard space and radiator, with access to the

Ensuite Shower Room
Fitted with a built-in shower cubicle with Mira shower fitting, wash hand basin and low-level WC. Fully tiled walls, ladder-style heated towel rail and electric bathroom heater.

Bedroom Two
A well-proportioned bedroom enjoying a southerly outlook over the grounds, with cottage-style pine panelled door and radiator.

Bedroom Three
Enjoying a pleasant outlook over the garden, with cottage-style pine panelled door, part-sloping ceiling and built-in pine wardrobe with fitted shelving. Access to the roof space and radiator.

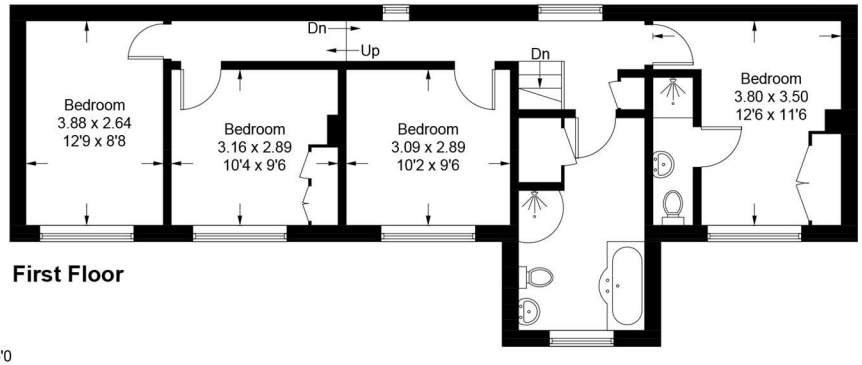
Bedroom Four
A further well-proportioned bedroom enjoying a southerly aspect, with part-sloping ceiling, cottage-style pine panelled door and radiator.

Family Bathroom
Well appointed with a large spa-style bath, pedestal wash hand basin, corner shower cubicle and low-level WC, together with a bidet and built-in storage cupboard. The room benefits from tiled walls, heated towel rail, radiator, electric bathroom heater and inset ceiling spotlights.

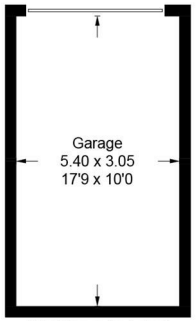
Outside
Approached via a five-bar gate, the driveway leads to extensive rear parking and a detached triple garage with three double-door entrances, mezzanine storage, lighting and power. There is also a separate sectional garage, metal-framed store and additional parking. The gardens feature lawns, mature shrubs and trees, flowering plants, a stream and pond, block-paved patio and a veranda-fronted summer house with lighting and power. External lighting and a water tap are also provided.

May Tree Cottage

Approximate Gross Internal Area
Ground Floor = 87.8 sq m / 945 sq ft
First Floor = 62.1 sq m / 668 sq ft
Outbuildings = 72.3 sq m / 778 sq ft
Total = 222.2 sq m / 2391 sq ft

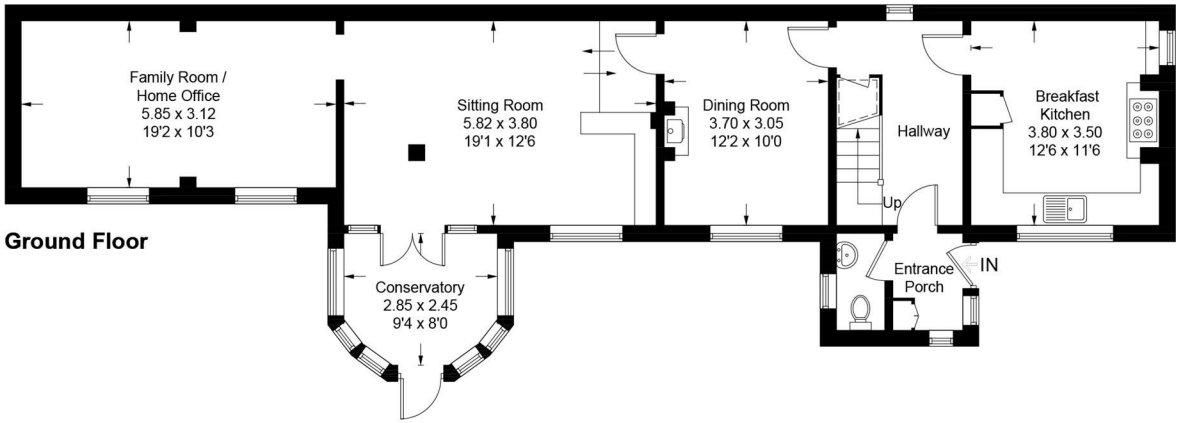


First Floor

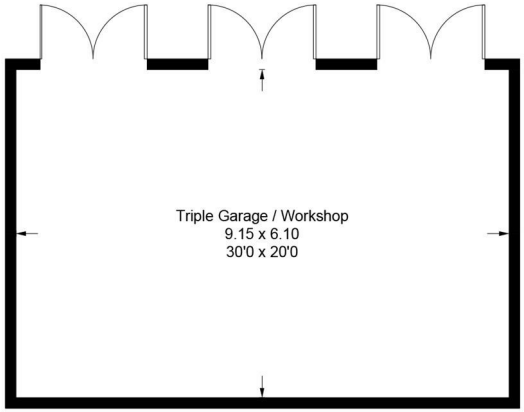


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0

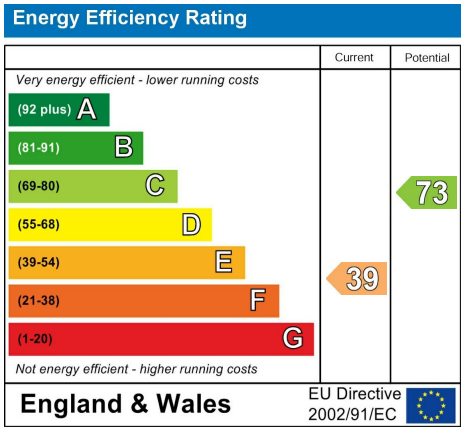


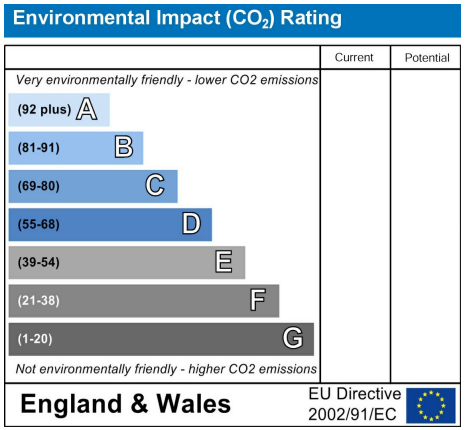
Ground Floor

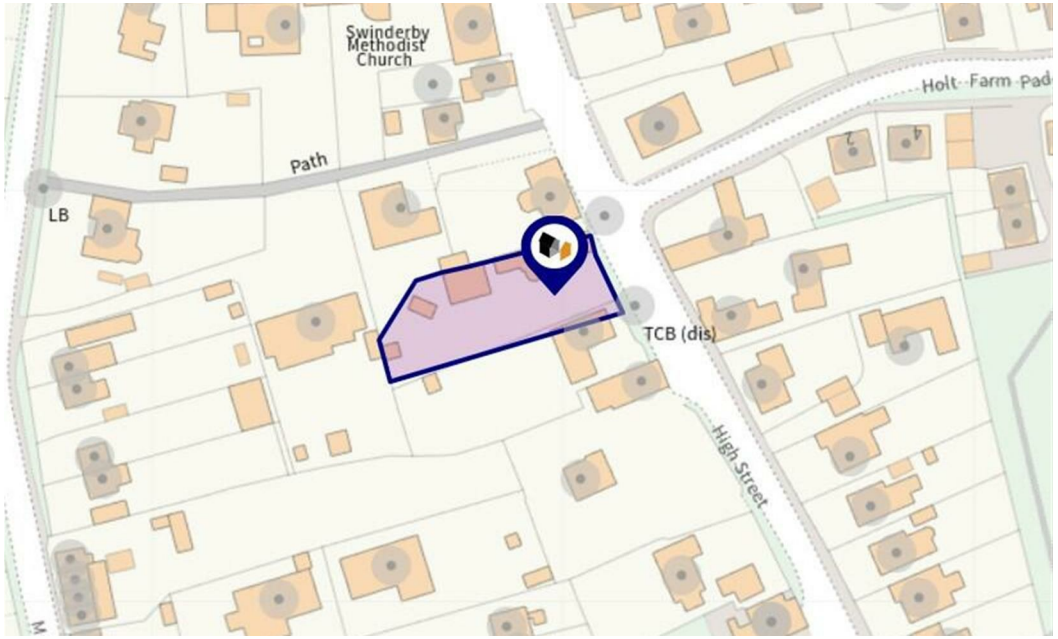


(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







COUNCIL TAX: – Tax band: C

ENERGY PERFORMANCE RATING; E

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Sales office
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