A delightful four-bedroom cottage with annex

Smithy Cottage, West End, Swaton, Sleaford, NG34 0JL

Freehold

savills

Sitting room • Kitchen/dining room • Utility • Four Bedrooms, one in the annex • Bathroom • Snug • Kitchen Sitting room/bedroom • Shower room • One Bedroom Garage • Garden • Extremely Private Setting • EPC rating D

Situation/Location
The small village of Swaton lies on the edge of the wide open spaces of the Lincolnshire Fens, eight miles from the market town of Sleaford. Several local amenities can be found in the neighbouring villages of Helpringham and Billingborough, including village shops, pubs, a doctor's surgery and local primary schools. Further shops, amenities and a secondary school are all available in the village of Donington, five miles away, while more extensive shopping can be found in Sleaford or 14 miles away in the bustling town of Grantham.
The property is nearby the A52 that provides easy access towards Grantham to the west, Boston to the east and Spalding to the southeast, while the A1 is accessible within 16 miles. The railway station in Sleaford provides services to Peterborough, which in turn offers fast services to London Kings Cross.

The Property
Smithy Cottage is a highly attractive detached property, in an extremely private setting in the small, semi-rural village of Swaton. This four-bedroom property features elegantly appointed accommodation, as well as a separate living space, which could be used as an annex if required.
The ground floor accommodation is oriented towards the south-facing garden, with French doors and full-height windows welcoming plenty of natural light.
The 25ft sitting room has two sets of doors opening onto the garden, as well as a stunning feature fireplace, fitted with a woodburning stove. The kitchen and dining room has plenty of space for a dining table, as well as contemporary units, a central island and integrated Neff appliances. There are three double bedrooms on the first floor, all with fitted storage, as well as a family bathroom with a separate shower unit.
The annex area has a comfortable snug, a fully equipped kitchen, a shower room and a bedroom, which could also be used as a further reception room.

Outside
There is a parking area for several vehicles at the side of the house, while dual alluminium gates open onto a further parking area at the rear of the house, and access to the single garage. The south-facing garden includes an area of paved terracing at the back of the house, an area of lawn, a sun terrace, border flowerbeds and hedgerow and a variety of established shrubs and trees.

Local authority
North Kesteven District Council,(0)1529 414155 Tax Band B

Services Mains electric and propane gas

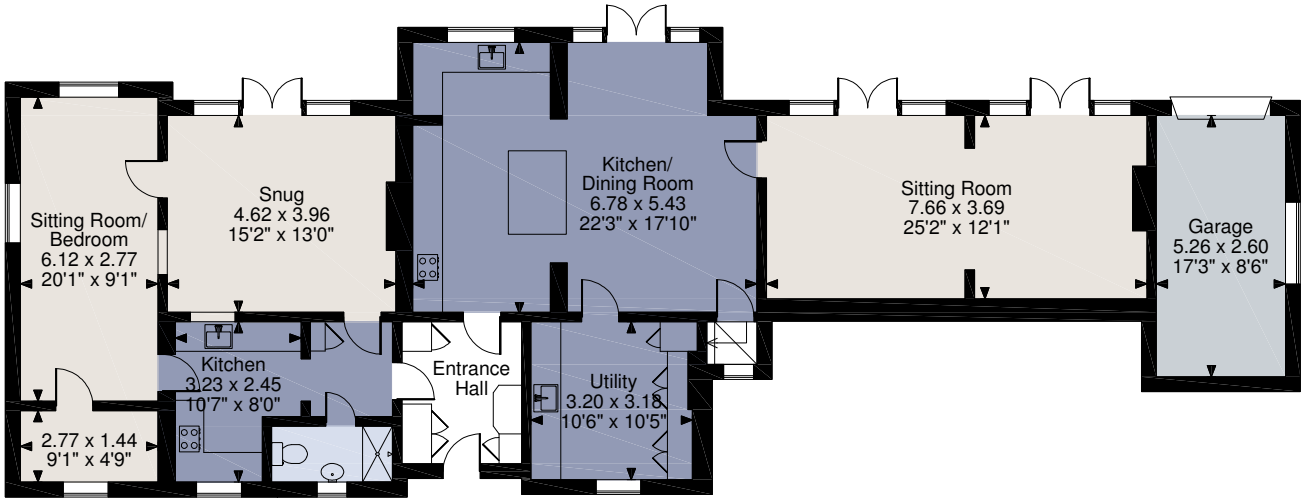
Viewing Strictly by appointment with Savills only 01780 484696

Date of Particulars & Photography February 21

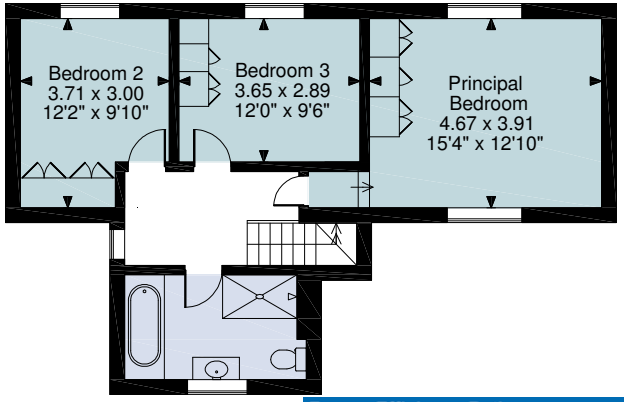
Smithy Cottage, West End, Swaton, Sleaford
Main House gross internal area = 2,166 sq ft / 201 sq m
Garage gross internal area = 147 sq ft / 14 sq m
Total gross internal area = 2,313 sq ft / 215 sq m

James Eastaway
Savills Stamford
01780 484 696
stamford@savills.com

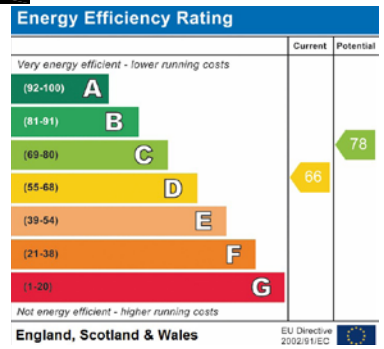
OnTheMarket.com | savills | savills.co.uk



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8453521/MSZ

For identification only. Not to scale. © February 2021

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

FSC 100% Paper from well-managed forests FSC® C007990

recycle