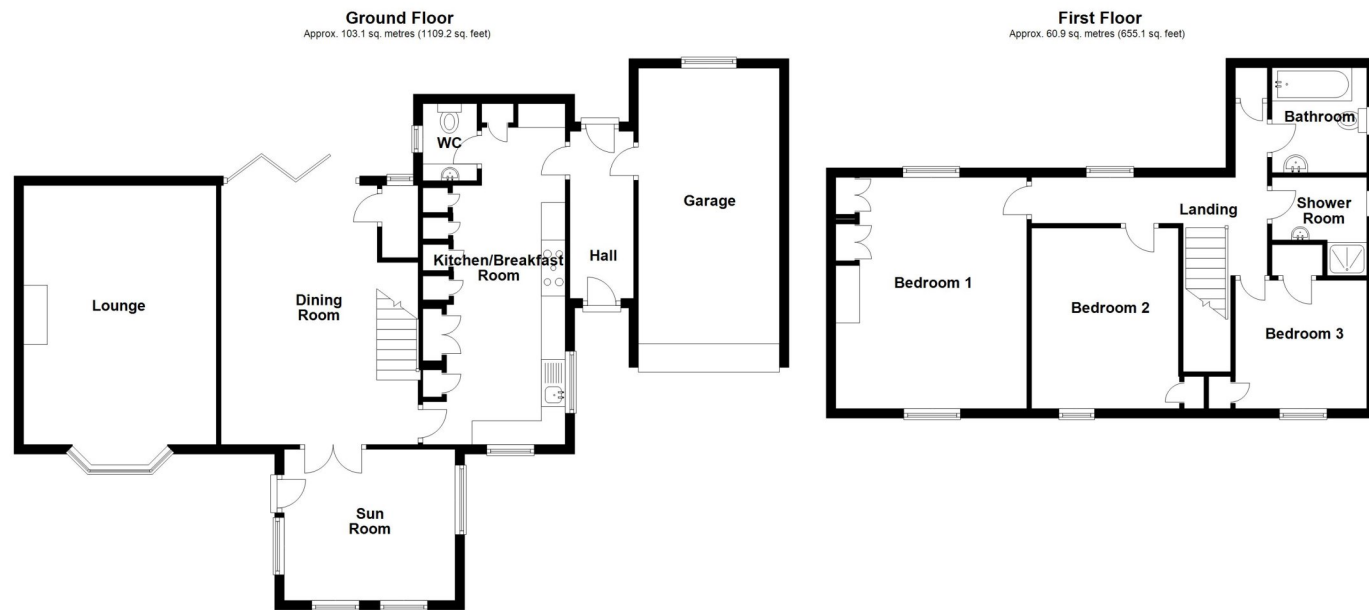


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 163.9 sq. metres (1764.3 sq. feet)



## Acorns, Swarby, Sleaford, Lincolnshire, NG34 8TQ

£450,000 Freehold

Acorns is a beautifully appointed and immaculately presented family home situated in the ever popular and idyllic village of Swarby. Situated just south of the local market town of Sleaford, the location is perfect for links to Lincoln & Peterborough and Grantham, where there is a rail connection to London King's Cross. The properties' accommodation exceeds 1500 sqft and boasts flexible and well proportioned room sizes.

A viewing of this property is extremely advised to really appreciate the position and quality.

Large Three Bedroom Detached Home | Idyllic & Sought After Location | Immaculately Presented Throughout | Field Views To The Rear | Stunning Kitchen | Stylish Fully Tiled Bathrooms | Ample Parking | Impressive Plot



To the front of the property is a large lawned area with established plants, trees and shrubs. There is also a large gravel driveway offering ample off street parking leading up to the garage. The rear garden is of particular note, being principally laid to lawn with numerous plants and shrubbery, with an extended paved patio area which sits with views over open fields. There is also a summer house and garden shed. The internal accommodation comprises of, Entrance Hall, Lounge, Dining Room, Kitchen Breakfast, Sun Room, Downstairs W/C, Three fantastic sized Double Bedrooms, Family Bathroom and separate Shower Room.

**ACCOMMODATION**

**Entrance Hall** - 11'7" x 4'5" (3.53m x 1.35m)

**Kitchen/Breakfast Room** - 23'7" x 9'10" (7.2m x 3m)

**Downstairs W/C** - 5'4" x 3'9" (1.63m x 1.14m)

**Dining Room** - 17'11" x 13'7" (5.46m x 4.14m)

**Lounge** - 17'11" x 13'4" (5.46m x 4.06m)

**Sun Room** - 11'10" x 10'5" (3.6m x 3.18m)

**Bedroom One** - 16' x 13'2" (4.88m x 4.01m)

**Bedroom Two** - 12'6" x 10'2" (3.8m x 3.1m)

**Bedroom Three** - 9'10" x 9'10" (3m x 3m)

**Family Bathroom** - 7'4" x 6'9" (2.24m x 2.06m)

**Shower Room** - 6'9" x 6'7" (2.06m x 2m)

**Garage** - 20' x 9'9" (6.1m x 2.97m)

**Agents Note** - The property is drained via a septic tank.

**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

E

