



Redroofs, West End
Swaton, Sleaford, Lincolnshire, NG34 0JL

£400,000

4 Bedroom Detached House

- Freehold
- Impressive 4 double bedroom detached home
- Set within approximately ¼ acre of mature gardens
- Open field views to the side and rear
- Multiple reception rooms including lounge, dining room, study & garden room
- Modern fitted kitchen with separate utility room
- Ground floor shower room plus refurbished family bathroom
- Large driveway with double garage and double carport
- Additional outbuilding/stable with potential uses
- Popular village location with access to Sleaford, Grantham and Bourne
- EPC Rating - E, Council Tax Band - D

[Click here to access the Energy Performance Certificate for Redroofs, West End, Swaton, Sleaford, Lincolnshire, NG34 0JL](#)



Overview

Enjoying a peaceful setting within the sought-after village of Swaton, this substantial four double bedroom detached home occupies a generous plot of approximately a quarter of an acre, offering mature gardens, excellent privacy and attractive open field views to the side and rear.

The property has been significantly improved and upgraded, creating a stylish and versatile family home. Internally, the accommodation is both spacious and flexible, featuring a welcoming entrance hall, a comfortable lounge with feature fireplace and log burner, and a separate dining room with French doors opening onto the garden. A bright and inviting garden room, also with a log burner, provides an additional living space ideal for year-round enjoyment.



The modern fitted kitchen is finished with contemporary units and integrated appliances, complemented by a practical utility room. A further reception room offers flexibility as a study, playroom or snug, while a ground floor shower room adds convenience.

Upstairs, the property offers four well-proportioned double bedrooms, two with fitted wardrobes, alongside a stylish family bathroom. Both bathrooms have been refurbished to a high standard, enhancing the overall quality of the home.

Externally, the property is approached via a large driveway providing extensive parking, leading to a double garage and double carport. The surrounding gardens are mainly laid to lawn, with additional features including a pergola, outbuilding/stable and enclosed areas ideal for a variety of uses, all enjoying a tranquil rural outlook.

Combining space, privacy and modern comfort, this is an excellent opportunity to acquire a beautifully maintained home in a desirable village location.

AGENT'S NOTE: We are advised that there are some covenants on the title deeds from when the house was sold by The Crown Estate.







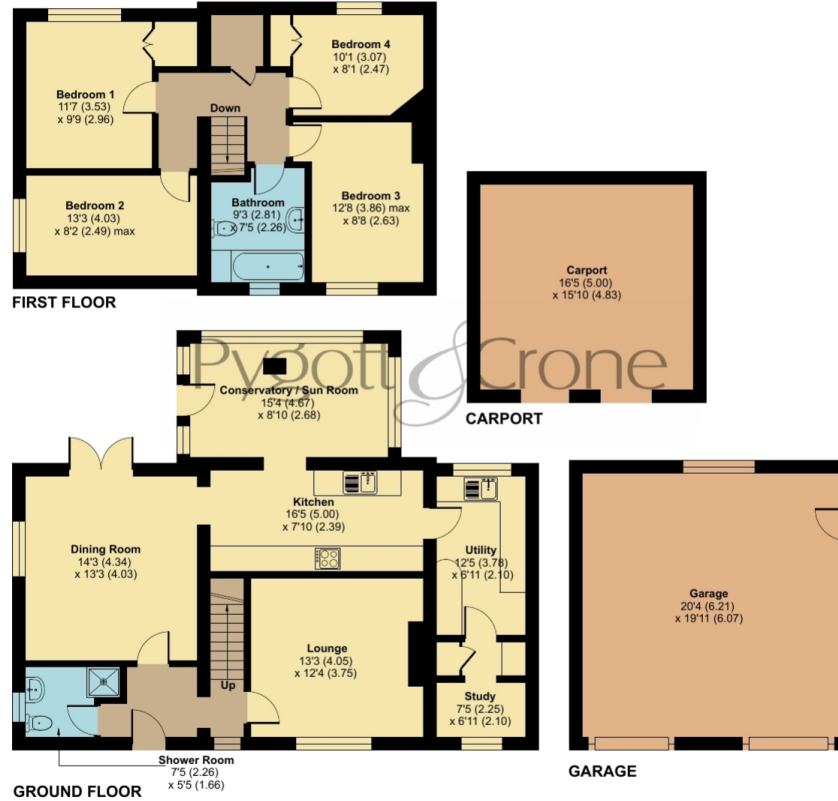
West End, Swaton, Sleaford, NG34

Approximate Area = 1552 sq ft / 144.1 sq m (excludes carport)

Garage = 406 sq ft / 37.7 sq m

Total = 1958 sq ft / 181.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1429150



Location



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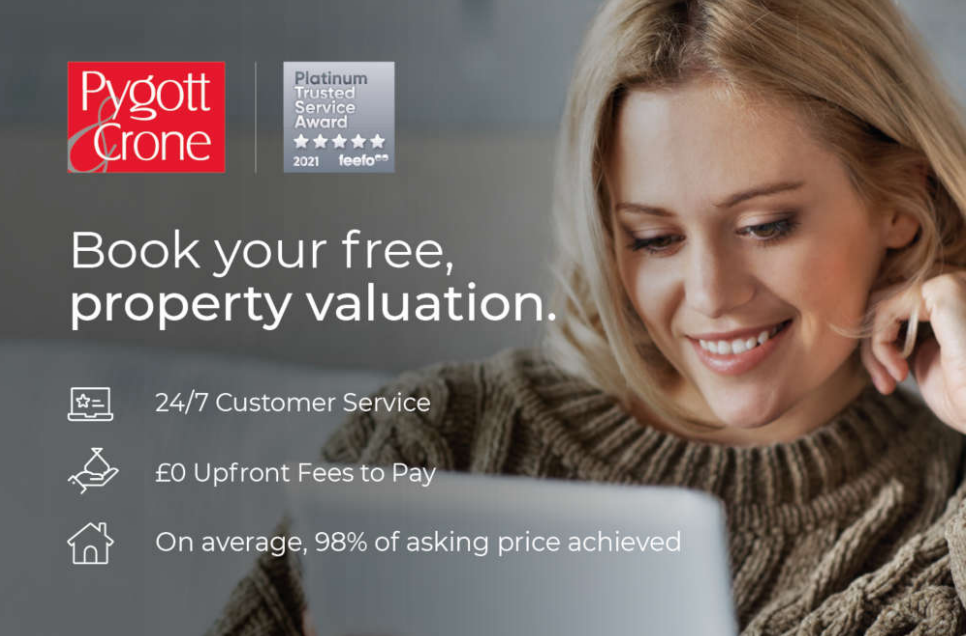
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is on the market with our Sleaford branch

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