



2 Cardyke Cottage  
Swaton, Sleaford, Lincolnshire, NG34 0JW

£399,950

## 4 Bedroom Semi-Detached House

- Freehold
- Substantially extended & much improved
- Overlooking adj farmland, situated on a no through road
- 4 generous bedrooms, bathroom & en suite main bedroom
- Superb open plan family dining kitchen and lounge area
- Modern kitchen, in traditional style with induction hob, extractor hood, double oven, built in appliances and Oak worktops
- Study, Snug, Utility & WC
- Convenient for intercity rail at Grantham
- Oil fired central heating with wifi control, uPVC double glazing
- Garage, drive & gardens with stone paved entertainment area overlooking fields
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 2 Cardyke Cottage, Swaton, Sleaford, Lincolnshire, NG34 0JW](#)



## Overview

Substantially extended and much improved country cottage overlooking farmland to three sides and providing spacious family accommodation extending to some 1978 sqft appointed to a high standard. Whilst enjoying this rural location situated on a no through road the property is only about a mile from the A52 giving excellent access to surrounding towns including Grantham some 15 miles away where there is intercity rail service and A1.



The accommodation includes entrance hall, snug, study, impressive family dining kitchen with bi fold doors and lounge with dual aspect views, rear hall, utility room and WC. To the first floor are four generous bedrooms, the main being dual aspect and having an en suite bathroom with free standing bath and a main bathroom with P shape bath with shower over.

Outside a shared driveway leads to private parking with front gardens laid to lawn with a variety of shrubs and trees. There is a detached garage. Further gardens to the rear including lawn with shrubs and trees. There are a number of outbuildings including a brick store, and garden room.

AGENTS NOTE We are advised that the property is accessed by a shared driveway with costs split 50/50 with the neighbour. There is a covenant on the title whereby permission must be sought from The Crown Estate for any extensions / alterations to the property.



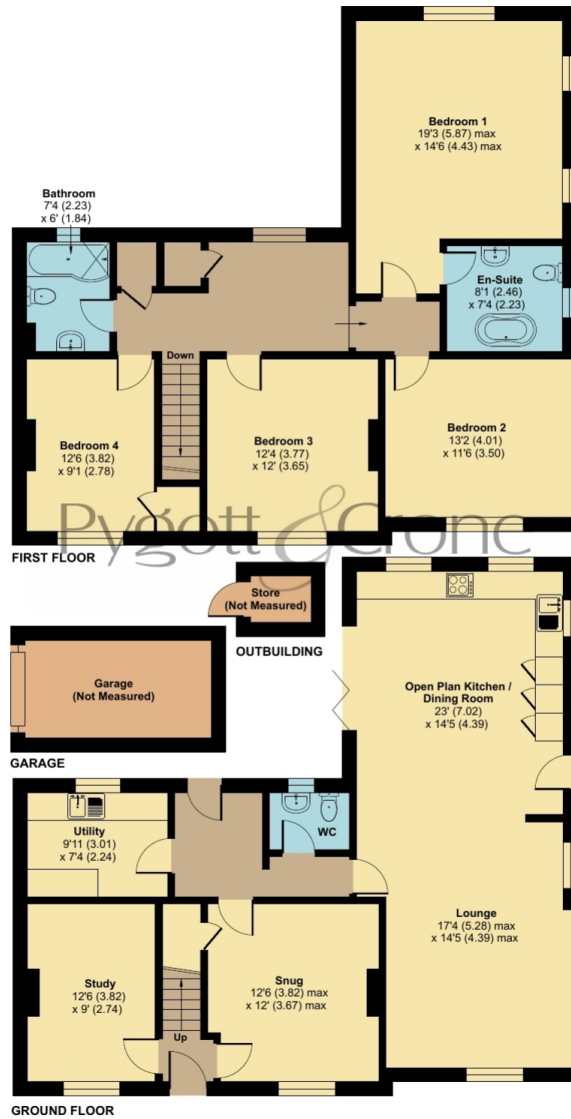




## Cardyke Cottage, Swaton, Sleaford, NG34

Approximate Area = 1978 sq ft / 183.7 sq m (excludes garage / store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1410276



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2 Cardyke Cottage, Swaton  
is on the market with our Sleaford branch

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