



4 Bedroom Detached House

- Freehold
- Executive Detached Family Home
- Four Double Bedrooms
- Driveway Parking & Double Garage
- Highly Sought After Village Location
- Immaculately Presented
- Family Bathroom & En-Suite Shower Room
- EPC Rating - C, Council Tax Band - D
- South Facing Garden

[Click here](#) to access the Energy Performance Certificate for 10 Holt Farm Paddock, Swinderby, Lincoln, Lincolnshire, LN6 9PY



Overview

Tucked away within a peaceful and highly sought-after cul-de-sac, this impressive executive four-bedroom family home occupies an enviable position in the desirable village of Swinderby.

Constructed by the highly regarded local builder Peter Sowerby, the property beautifully combines contemporary living with traditional character. The light-filled and generously proportioned accommodation briefly comprises: a welcoming entrance hallway, elegant L-shaped lounge diner, well-appointed kitchen with orangery extension, utility room and ground floor WC.

To the first floor are four spacious double bedrooms, including a principal bedroom with fitted wardrobes and a private en-suite shower room, along with a modern family bathroom.



Externally, the property benefits from private driveway parking positioned to the rear, leading to a detached double garage, currently converted into a games room but easily reinstated if required. The rear garden is south facing & fully enclosed, thoughtfully landscaped and designed for low maintenance, providing an ideal space for relaxation and entertaining. Early viewing is strongly recommended to appreciate the quality and setting of this home.

For commuters, Swinderby is ideally located approximately 8 miles from Newark via the A46, alongside convenient access to the A1 and A57. Swinderby benefits from it's own Train Station, offering excellent rail connections. The historic Cathedral City of Lincoln lies within approximately 6 miles.

The surrounding countryside offers a wealth of leisure opportunities including walking and horse riding, with a number of nearby parks and the ever-popular Whisby Nature Reserve close at hand.

Agent's Note: The driveway is located to the rear of the property and is shared with three neighbouring homes. Some of the pictures were taken in the Summer, in different weather conditions.





Holt Farm Paddock, Swinderby, Lincoln, LN6

Approximate Area = 1781 sq ft / 165.4 sq m

Outbuilding = 314 sq ft / 29.1 sq m

Total = 2095 sq ft / 194.5 sq m

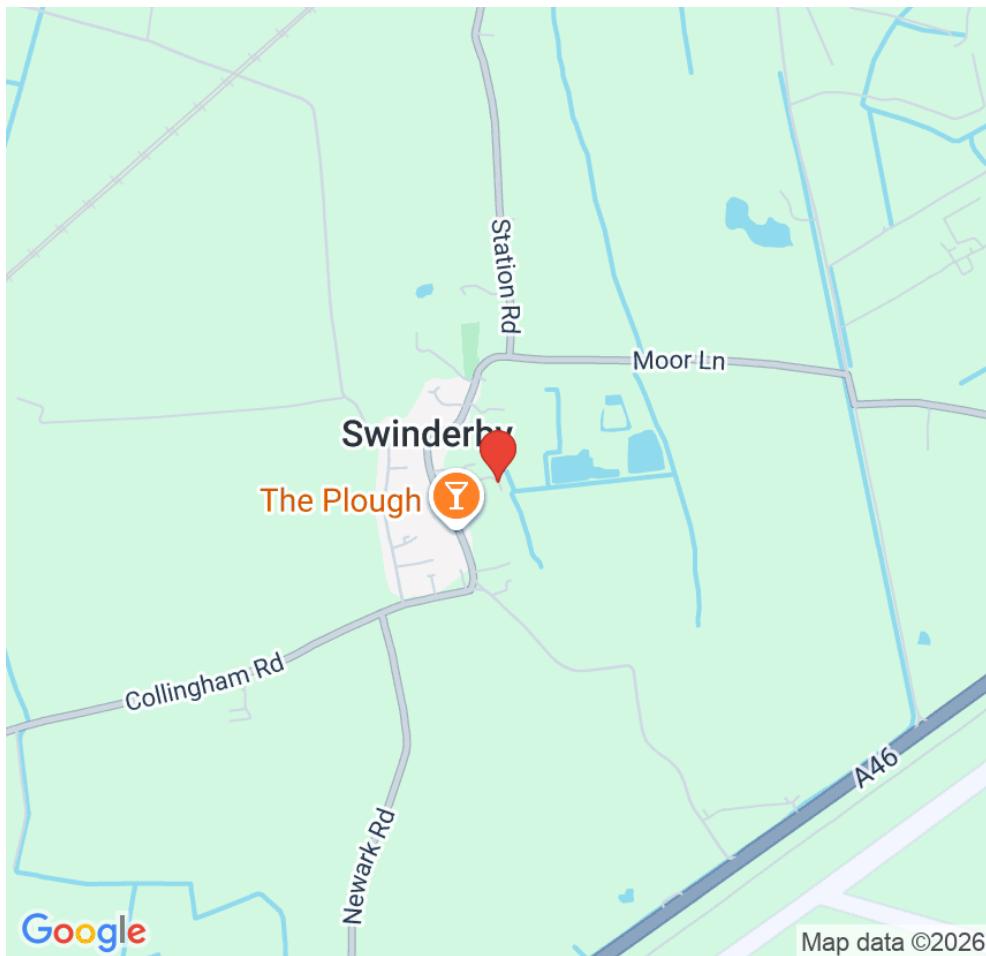
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2026.
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Location



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A woman with blonde hair, wearing a brown cable-knit sweater, is smiling and looking at a laptop screen. In the top left corner, the Pygott & Crone logo is displayed in red. In the top right corner, there is a badge for the 'Platinum Trusted Service Award 2021' from feefo, showing five stars.

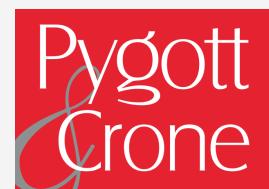
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A smartphone is shown displaying the Pygott Plus+ app. The screen is red and features the text 'Welcome to Pygott **Plus⁺**' at the top. Below this are three large white plus signs. At the bottom, there are fields for 'Email address' and 'Password', and a 'Login' button.

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10 Holt Farm Paddock, Swinderby
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

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