



East View Cottage, High Street
Swaton, Sleaford, Lincolnshire, NG34 0JP

£375,000

3 Bedroom Cottage

- Freehold
- Immense charm & character
- Spacious, versatile accommodation some 1924sqft
- Includes a potential annexe
- Lounge with vaulted ceiling & mezzanine
- Large west facing garden a particular feature
- Views over adjacent countryside
- Oil fired central heating, UPVC double glazing
- A1 & intercity rail at Grantham
- EPC Rating - E, Grants available from NKDC), Council Tax Band - C

[Click here to access the Energy Performance Certificate for East View Cottage, High Street, Swaton, Sleaford, Lincolnshire, NG34 0JP](#)



Overview

Full of charm and character, this deceptively spacious period cottage (circa 1890) offers some 1924sqft of versatile accommodation, which could include a potential annexe idea for multi - generational use. One of the main features of the property is the former village carpenter's workshop, which is now a superb lounge with vaulted ceiling and mezzanine. Not only is the property a beautiful home, but it enjoys a superb, generous plot with west-facing views over adjacent countryside to the rear. The property has oil-fired central heating, two open fires and under-floor electric heating in the conservatory. Most windows are double glazed wood-effect uPVC. Whilst enjoying this small village location, the property is only about a mile from the A52, giving excellent access to surrounding towns including Grantham (some 15 miles away) where there are inter-city rail services and access to the A1.



The extensive accommodation includes access from the side door off the drive into an entrance hall with two oak doors, cloakroom, kitchen, butler's sink area, utility room (with a walk-in pantry off it), rear hall and conservatory. From here an inner hall serves a double bedroom, study and bathroom with a roll top bath and wet room off. These rooms could potentially create an annexe. From the front entrance door (the oldest parts of the cottage) is a dining room with open fire on the left and a small study also with an open fire to the right. To the first floor is a landing with a walk-in wardrobe and two double bedrooms, one with an en-suite bathroom.

Outside a gravel driveway provides parking for several vehicles together with brick-built store. The front of the property is afforded privacy by the established hedge, whilst to the rear, the large, mainly lawned garden is a particular feature with a large patio overlooking the adjoining field.

Nearby are several good primary schools. The secondary system of education has both grammar schools and Academies locally and the 11+ system still exists as the entrance exam for local grammar schools.



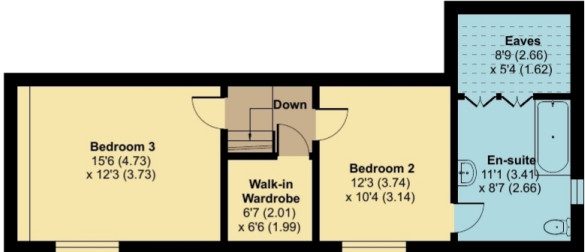


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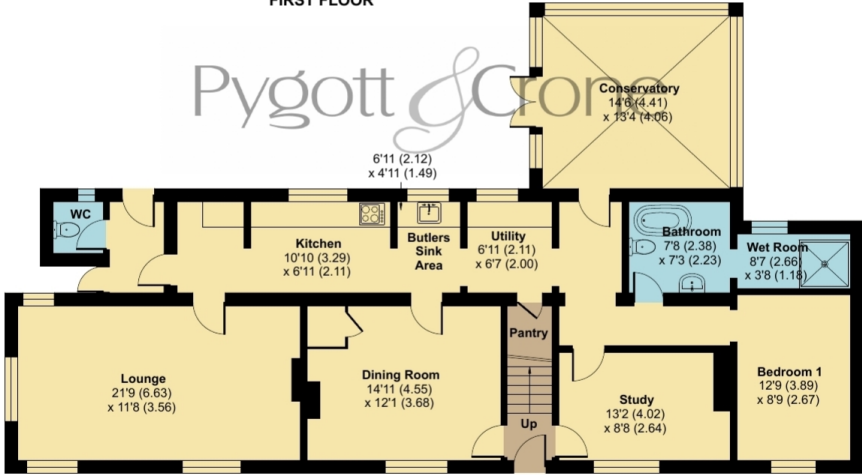
Approximate Area = 1924 sq ft / 178.7 sq m
 Limited Use Area(s) = 58 sq ft / 5.3 sq m
 Total = 1982 sq ft / 184 sq m
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

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: 1459138



Location



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is on the market with our Sleaford branch

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