

**3, Skylark Close Shawell Road
Swinford
LUTTERWORTH
LE17 6BY
£395,000**



- **THREE BEDROOM**
- **OPEN PLAN LIVING**
- **UTILITY AND ENSUITE**
- **OFF ROAD PARKING**
- **VILLAGE LOCATION**

- **SEMI DETACHED MODERN HOME**
- **CLOAKROOM / W.C.**
- **HOME OFFICE**
- **COUNTRYSIDE VIEWS**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A modern three bedroom home located in an exclusive development on the edge of Swinford village on the Shawell Road. Skylark Close comprises only six dwellings which were built approximately three years ago and offer views over the farmland to the front and rear. The property benefits from modern open plan living, a modern kitchen with kitchen island and bifold doors opening to the garden, LPG gas central heating, underfloor heating to the ground floor, double glazed windows, a cloakroom, utility room, an ensuite shower room and a first floor bathroom with four piece suite. Externally there are front and rear gardens, ample off road parking and a garage that has been converted to provide an insulated home office and storage space.

Swinford offers excellent commuter links by both road and rail, the M1, M6, A5 and A14 are all within easy reach, whilst mainline railway stations can be found at Rugby which serves London Euston, Birmingham New Street and Market Harborough to London St Pancras. In the village there is a public house called The Chequers, a historic church and Swinford C of E Primary School, plus both local and private secondary schooling close by. There are a wealth of shops and other local amenities found in nearby towns of Lutterworth, Rugby and Market Harborough.

Accommodation Comprises

Entry via composite door into:

Open Plan Living Area

29'5" x 31'2" max narrowing to 12'11" (8.99m x 9.52m max narrowing to 3.95m)

Living Area

Tiled flooring. Bifolding doors opening to rear garden. Log burner with exposed brick and timber mantle. Understairs storage cupboard. Stairs rising to first floor.

Kitchen Dining Area

Fitted with a range of base and eye level units and a central island. Built in double oven. Built in hob with extractor over. Built in dishwasher and fridge/freezer. Work surface with splashback incorporating an acrylic sink and drainer unit. Built in concealed bin. Tiled floor. Inset spotlights. Window to front aspect. Undercounter lighting.

Utility Room

8'3" x 4'5" (2.52m x 1.36m)

Base units with single stainless steel sink unit with mixer tap over. Tallboy cupboard with wall mounted LPG central heating boiler. Space and plumbing for a washing machine and tumble dryer. Extractor fan. Frosted window to side elevation. Coat hanging space.

Ground Floor Cloakroom

With suite to comprise; close coupled w.c. and wash hand basin with vanity unit and drawers under. Tiled floor. Tiled splashbacks. Extractor fan. Frosted window to front elevation.

First Floor Landing

Access to loft space. Radiator. Doors off to bedrooms and bathroom.

Bedroom One

14'2" x 10'7" plus wardrobes (4.33m x 3.25m plus wardrobes)

Window to front aspect. Radiator. Range of built in bedroom furniture to one wall with fitted wardrobes and drawers.

Bedroom Two

11'9" x 10'5" (3.59m x 3.20m)

Window overlooking rear garden. Radiator. Door to:

Ensuite Shower Room

With suite to comprise; shower cubicle with mixer shower, close coupled w.c. and wash hand basin with vanity unit. Tiled flooring. Tiling to splash areas. Extractor fan. Electric shaver point. Frosted window to rear elevation.

Bedroom Three

12'10" x 10'5" (3.92m x 3.19m)

Window to rear. Skylight window. Radiator.

Bathroom

With four piece suite to comprise; panelled bath with mixer shower, shower cubicle with mixer shower, close coupled w.c. and wash hand basin with vanity unit. Tiled floor. Tiling to splash areas. Extractor fan. Shaver point. Skylight window. Towel radiator.

Front Garden

Area laid to lawn. Pathway to entrance. Block paved driveway providing off road parking for several vehicles and leading to garage.

Storage Garage

9'6" x 7'10" (2.90m x 2.41m)

Ideal for storage. Up and over roller door.

Office

10'6" x 8'10" (3.22m x 2.7m)

An insulated room with electric panel heater. Window to side. Fully glazed door to garden.

Rear Garden

Mainly laid to lawn with a paved patio area, and raised flower and shrub borders. Side pedestrian access. External lighting. External power point. Cold water feed. Timber panel and post and rail fencing. Views over farmland.

Agents Note

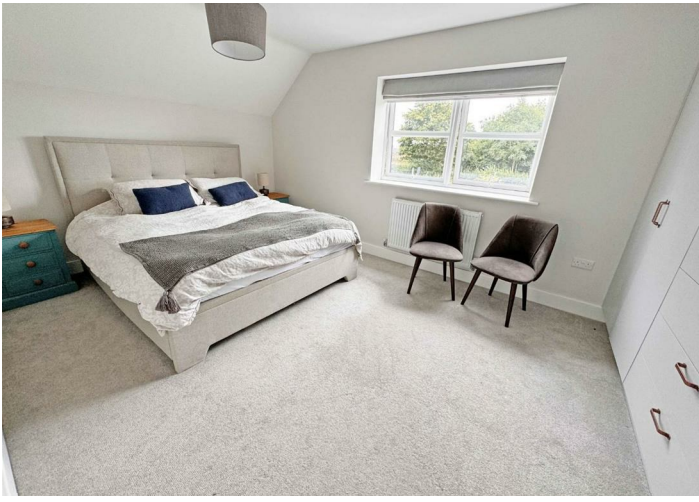
Local Authority: Harborough

Council Tax Band: D

Energy Efficiency Rating: C

Maintenance Charge: £584.17 annually







GROUND FLOOR

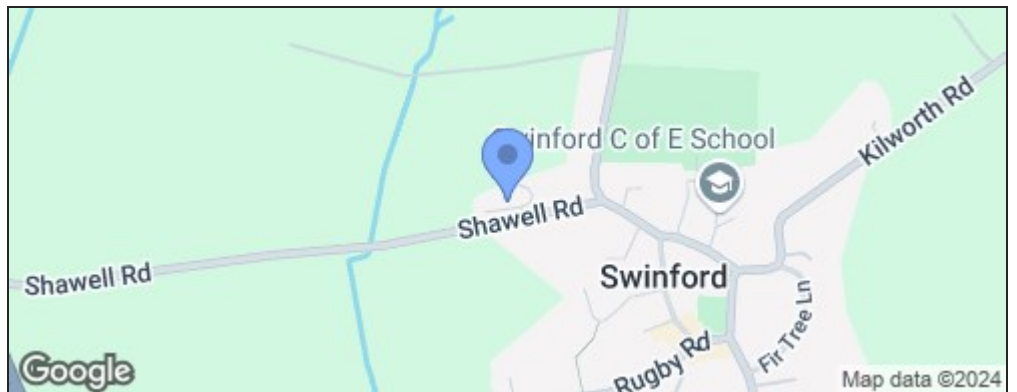


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	88
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.