2 Simons Close

Swinford, Lutterworth, LE17 6BU

Guide price £325,000

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Description

Swinford is a picturesque village that offers a sense of community while being conveniently located for access to nearby amenities and transport links. This property presents an excellent opportunity for those looking to embrace a peaceful lifestyle in a modern home. Do not miss the chance to make this delightful house your own.
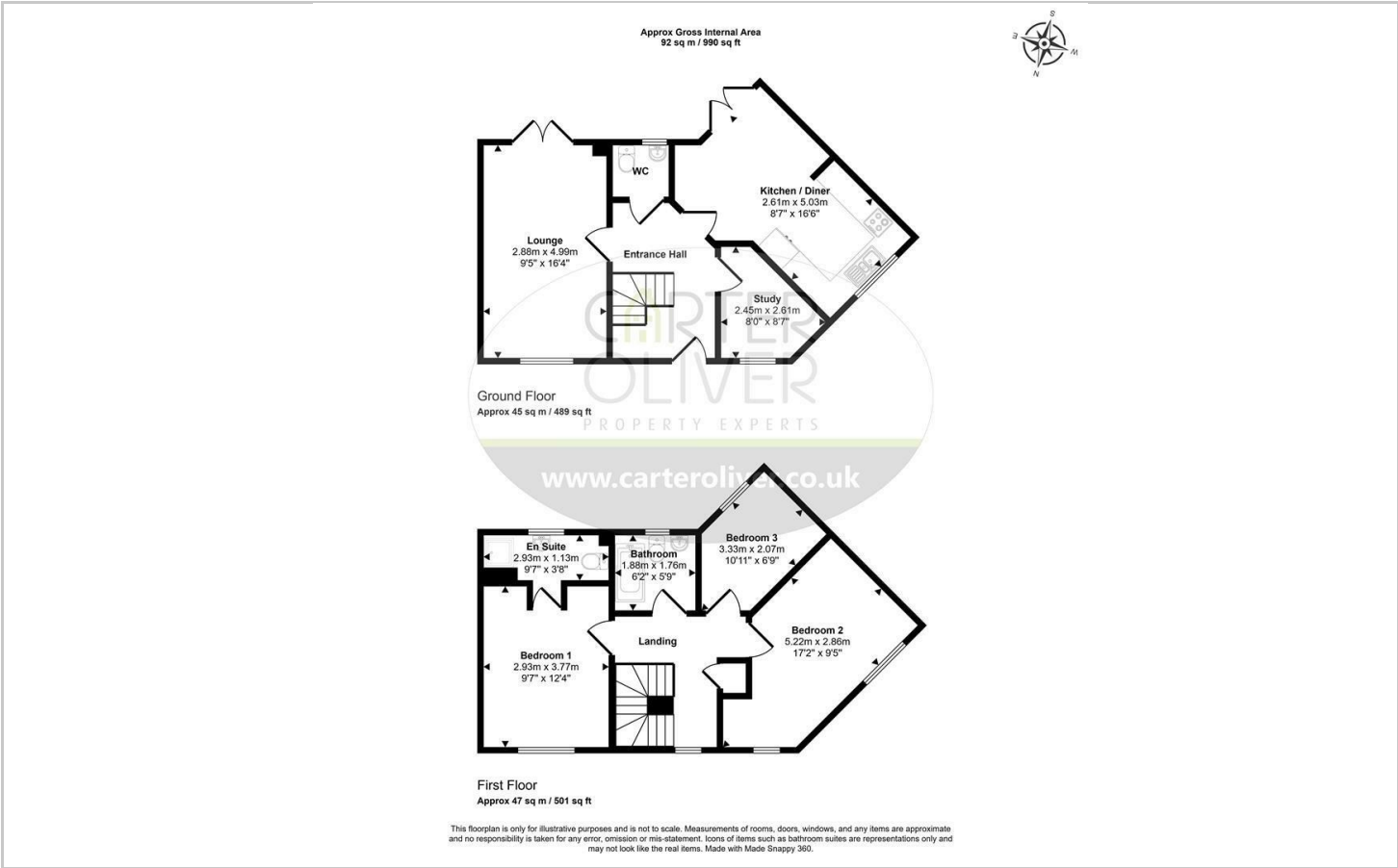
A front to back lounge to the left is light and spacious and the kitchen diner to the right both have access to the garden. There is an additional home office to the right. With a convenient ground floor WC and access to the first floor with a dog leg staircase. Too the first floor is a family bathroom and ensuite shower room to the Principal Bedroom, with 2 additional spacious bedrooms. Recently redecorated inside and out and fitted with new carpets throughout, this home is move in ready with NO CHAIN.

- 3 BEDROOM DETACHED HOME
- 2 RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH EN-SUITE
- NEW CARPETS THROUGHOUT
- NO CHAIN
- SIDE BY SIDE PARKING ON PRIVATE DRIVE
- RECENTLY REDECORATED INSIDE AND OUT
- VILLAGE LOCATION
- COUNCIL TAX BAND - C & EPC - C
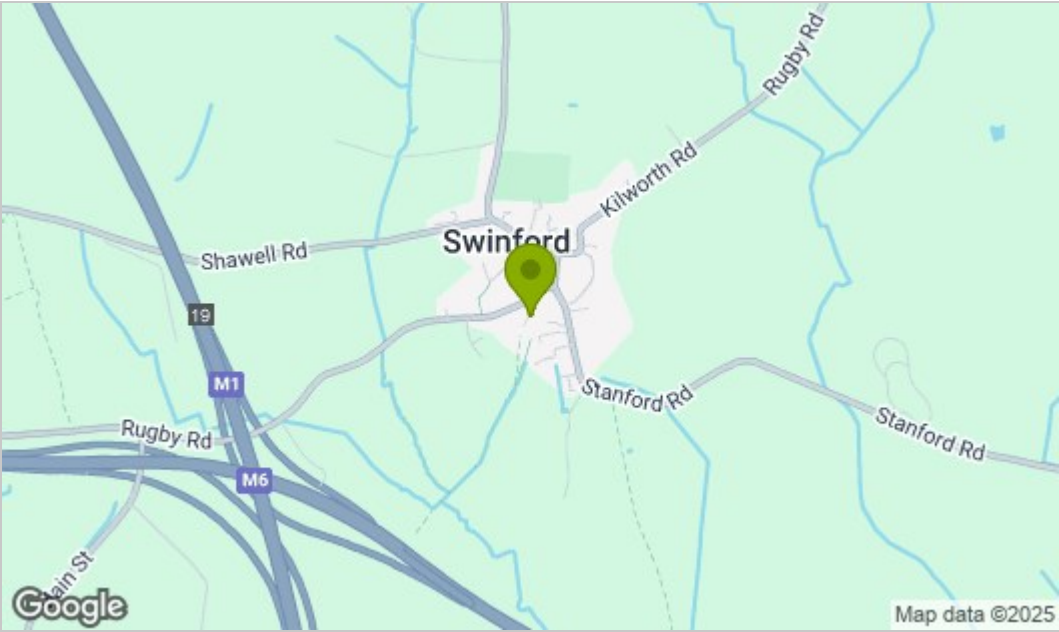- ESTATE CHARGE £35.00 PER MONTH

Floor Plan

Approx Gross Internal Area
92 sq m / 990 sq ft

Lounge
2.88m x 4.99m
9'5" x 16'4"

WC

Entrance Hall

Kitchen / Diner
2.61m x 5.03m
8'7" x 16'6"

Study
2.45m x 2.61m
8'0" x 8'7"

Ground Floor
Approx 45 sq m / 489 sq ft

En Suite
2.93m x 1.13m
9'7" x 3'8"

Bathroom
1.88m x 1.76m
6'2" x 5'9"

Bedroom 3
3.33m x 2.07m
10'11" x 6'9"

Bedroom 1
2.93m x 3.77m
9'7" x 12'4"

Landing

Bedroom 2
5.22m x 2.86m
17'2" x 9'5"

First Floor
Approx 47 sq m / 501 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map

Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		73	
(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

Environmental Impact (CO2) Rating

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

England & Wales — EU Directive 2002/91/EC

Viewing

Please contact our LUTTERWORTH Office
on 01455 248033 if you wish to arrange a viewing appointment for this property
or require further information.

The Property Ombudsman