



ASKING PRICE £375,000
JEFFCOATS LANE, SWANNINGTON, COALVILLE



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REZIDE GROUP are delighted to present this exceptional renovation opportunity on Jeffcoats Lane in Swannington. Situated on an approximately 0.25-acre plot, this 1,026 sq. ft. three-bedroom detached bungalow offers immense potential. The property features a kitchen, a generously sized utility room, a dining room, a lounge, three bedrooms, and a bathroom. Nestled amidst stunning fields and rolling hills, this bungalow presents a unique opportunity to create something truly special, subject to planning permissions.





Upon entering through the front porch, you are welcomed into a spacious lounge, highlighted by one of three sizable bay windows that flood the room with natural light. This room also features a charming stone fireplace and chimney breast. Adjacent to the lounge is the dining room, another generous space with a bay window overlooking the garden and a pantry cupboard.

The kitchen, though currently smaller than the utility room, offers a unique opportunity for remodeling, potentially combining both spaces into one large kitchen area. The utility room boasts two windows overlooking the side and rear of the property and provides access to the garden.

The master bedroom, immediately to the left of the hallway, features the last of the bay windows, overlooking the front of the property. Along the hallway, you will find a second double bedroom with a front-facing window and a smaller single bedroom. The bathroom includes storage cupboards and a four-piece suite, comprising a pedestal basin, toilet, bath, and shower cubicle.







The hallway also provides access to the attic via a loft hatch. While not currently suitable as a living space, the attic offers fantastic potential for conversion into a master bedroom with dormer windows, subject to planning permissions, overlooking the rear garden and picturesque scenery.

Externally, the property boasts both front and rear gardens. The front garden features a single detached garage and parking space for at least one car, complemented by a well-maintained lawn bordered by vibrant flowerbeds and established shrubs. The rear garden is a gardener's paradise, with various vegetable beds, mature shrubs, berries, and different fruit trees. Additional outbuildings, including two greenhouses, provide ample space for gardening enthusiasts. A footpath at the back of the garden and a small stream running along the left-hand boundary enhance the property's charm.





Swannington is a picturesque village in Leicestershire, known for its serene countryside and friendly community. The village offers a range of local amenities, including shops, pubs, and recreational facilities. Swannington is well-connected to nearby towns such as Coalville and Ashby-de-la-Zouch, providing easy access to a wider array of services and entertainment options. The surrounding area is rich in natural beauty, with numerous walking and cycling paths, making it an ideal location for outdoor enthusiasts. With its combination of rural charm and convenient access to modern amenities, Swannington is a highly desirable place to call home.

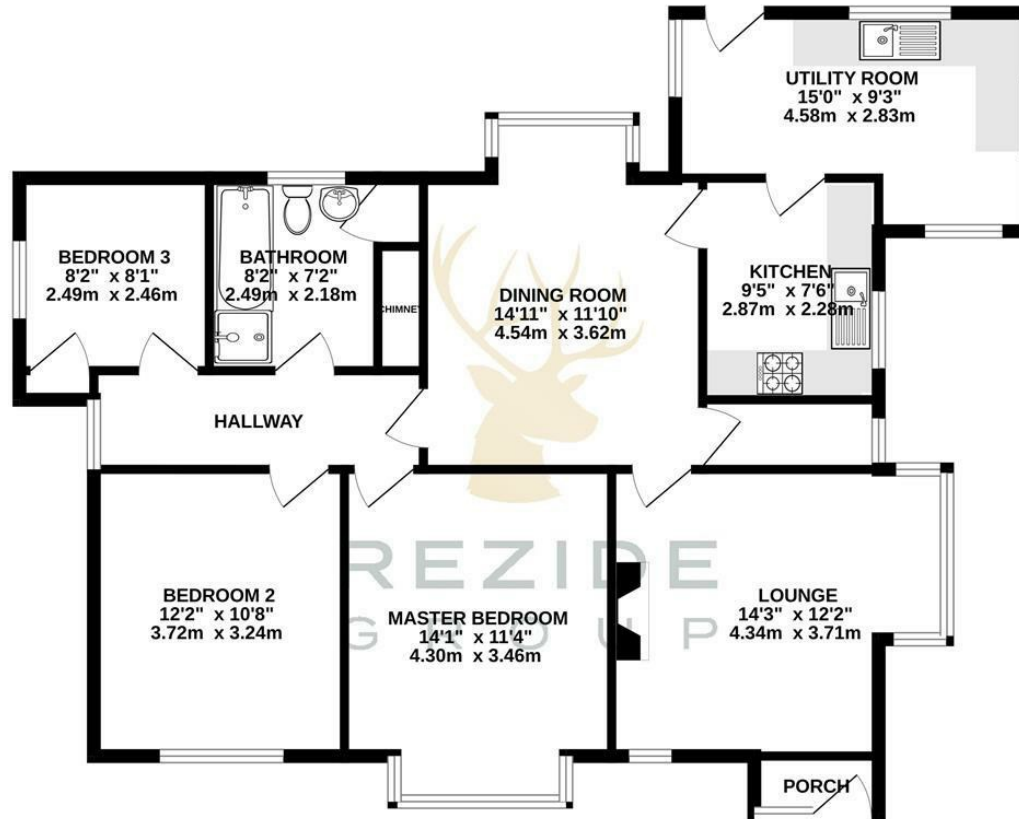




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PLOT OUTLINE FOR GUIDENCE ONLY

GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA: 1026 sq.ft. (95.3 sq.m.) approx.

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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