

Little Grove Chapel Street Swinford, Lutterworth, LE17 6AZ

This UNIQUE, DETACHED PROPERTY, offers spacious and versatile living accommodation arranged over two floors, and benefits from NO ONWARD CHAIN.

Situated in the HIGHLY SOUGHT AFTER VILLAGE of Swinford, this home boasts a driveway and basement garage, and wraparound gardens to three aspects.

The 'Tardis' like accommodation comprises of a large entrance hallway, spacious L shaped Lounge/diner, fitted kitchen, conservatory with home bar, family bathroom, and two bedrooms on the ground floor, with a landing area, a principal bedroom with dressing area and en-suite facilities, a further bedroom and a study/bedroom five on the first floor.

The property offers superb potential to configure to personal tastes, and further benefits from double glazing, and oil fired central heating.

Offers over £395,000

Little Grove Chapel Street

Swinford, Lutterworth, LE17 6AZ



- Unique Detached Property
- Wraparound Gardens
- Family Bathroom & En-Suite
- No Onward Chain
- Five Bedrooms
- Large Lounge/Diner
- Conservatory & Home Bar
- Driveway & Basement Garage
- Fitted Kitchen & Utility Room
- Sought After Village Location

Entrance Hallway

25'4" x 5'10" (7.74 x 1.78)

Lounge/Diner

23'11" x 16'4" (7.29 x 4.98)

Kitchen

16'4" x 10'5" (4.99 x 3.19)

Conservatory

14'6" x 11'6" (4.42 x 3.52)

Family Bathroom

9'10" x 7'2" (3.01 x 2.19)

Bedroom One

19'8" x 10'9" (6.01 x 3.30)

En-Suite

8'0" x 7'7" (2.46 x 2.33)

Bedroom Two

19'7" x 6'9" (5.97 x 2.08)

Bedroom Three

7'5" x 6'2" (2.27 x 1.88)

Bedroom Four

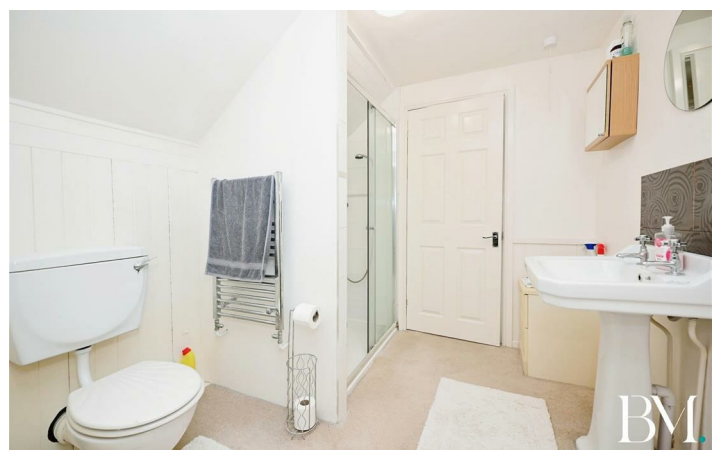
12'0" x 9'10" (3.66 x 3.00)

Bedroom Five

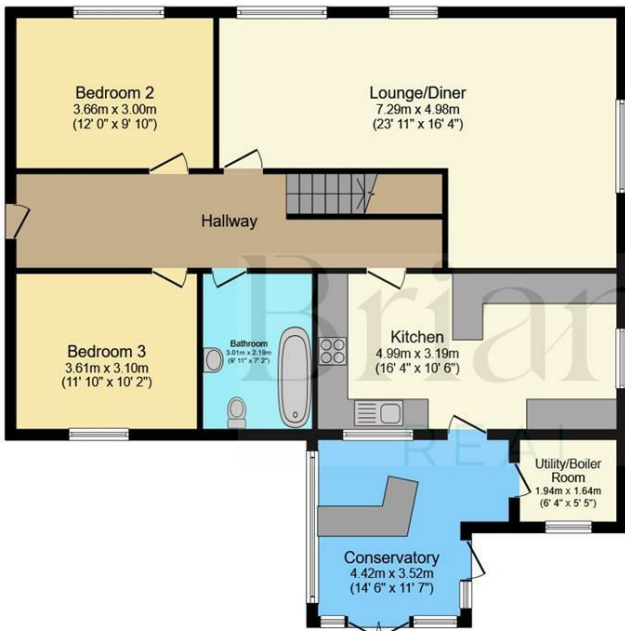
11'10" x 9'10" (3.61 x 3.01)



[Directions](#)



Floor Plan



Ground Floor

Floor area 114.1 sq.m. (1,228 sq.ft.)



First Floor

Floor area 71.8 sq.m. (773 sq.ft.)

TOTAL: 185.9 sq.m. (2,001 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	