

# SUPERIOR HOMES

# ROYSTON & LUND



# 24 Main Street

| LE67 2SG

Guide Price £650,000

This exquisite 5 bedroom residence in Swebstone, replete with character is an idyllic family haven. Situated in a peaceful locale, it affords breath-taking panoramic views of open countryside from all aspects. The dwelling showcases a contemporary and refined interior, encompassing five generously-sized bedrooms to accommodate both family and guests comfortably. Located in an exceptionally tranquil setting, the garden transforms into a peaceful retreat, serving as both an escape and a distinctive feature that appeals to potential buyers in search of a perfect combination of privacy and natural splendour.

Entering into the hallway that benefits from a downstairs WC there is access into the lounge, sitting room, dining area and stairs to the first floor. The lounge features a stunning bay to the side that enjoys all of the afternoon sun, where you can sit and read a book in front of a cosy log burner, while the sitting room to the other side features a bay window to the front and a further log burner.

The rear of the property offers a space for family to dine and relax with a dining area, sitting area and a stunning galley kitchen with vaulted ceiling, exposed beams and high quality fixtures, fittings with space for a range of free standing appliances. From the kitchen there is also a utility space and to the other side there is a pantry.

To the first floor there are three well proportioned double bedrooms and a beautiful bathroom consisting of a free standing bath, double shower, his & hers sink units, WC and built in storage. To the second floor there are two further well proportioned double bedrooms and a shower room.

The property has stunning gardens with a great sense of privacy wrapping around the property with patio areas, immaculately maintained lawn and beds and a driveway with a garage towards the end of the plot.

With adaptable room configurations, this residence is an ideal choice for multi-generational/blended families.





- Guide Price £650,000
- Exceptional Family Residence with Five Bedrooms
- Immaculately Presented & Fully Refurbished
- Wood-Burning Stoves and Exposed Timber Beams
- Driveway & Garage
- Secluded Rear Garden with Sunlit South-West Exposure
- Panoramic Views Across Fields to the Front and Side
- Picturesque Setting
- EPC Rating E - Freehold
- Council Tax Band C





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Swepestone is a charming village in Leicestershire known for its historical charm, beautiful natural surroundings, and strong sense of community. It offers a peaceful and idyllic escape for those seeking a taste of rural England's beauty and tranquillity. Swepestone is a village and civil parish in the North West Leicestershire district of Leicestershire, England, about five miles south of Ashby de la Zouch.

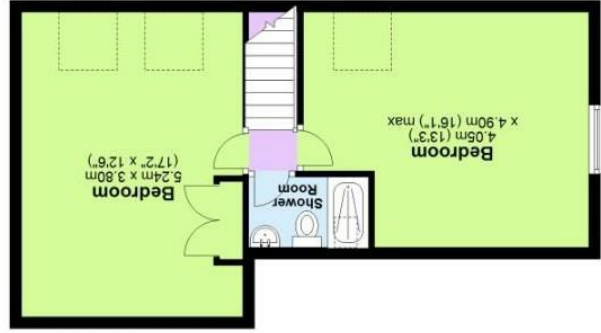
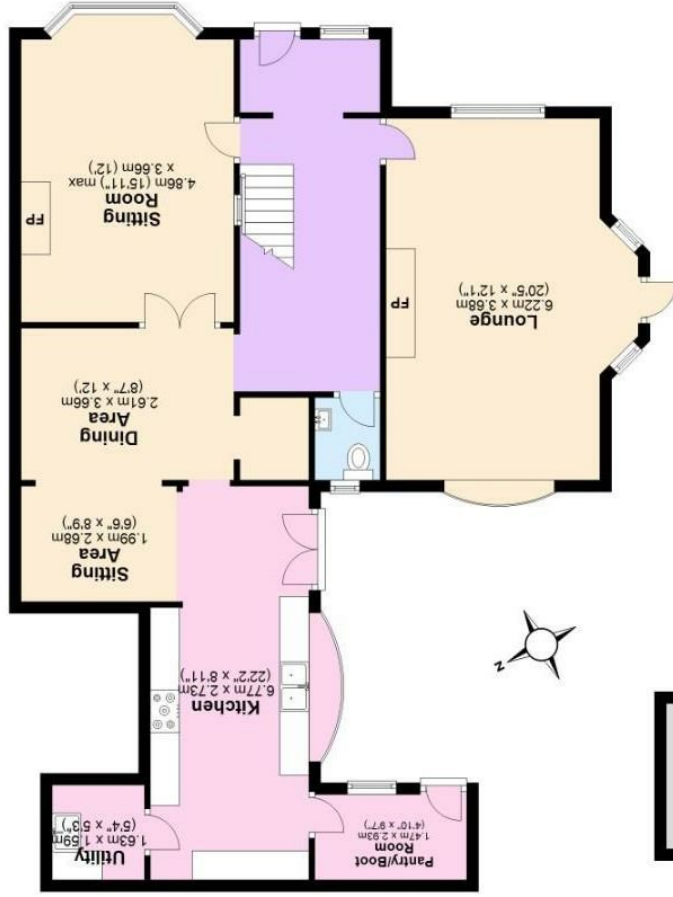


Ashby-de-la-Zouch is a charming market town with a rich history, picturesque architecture, and a welcoming atmosphere. Its historic castle, thriving market, and proximity to the National Forest make it an appealing destination for both residents and tourists looking to explore the heart of England. The town is well-connected by road, with the M42 motorway nearby, providing easy access to cities like Birmingham and Leicester. Ashby's location in the heart of England makes it a convenient stop for travellers.



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Total area: approx. 209.5 sq. metres (2255.4 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Current	Potential	Current	Potential

**EPC**

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**The Property Ombudsman**

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