



20 Hough Hill

Swannington | LE67 8RE | Guide Price £475,000

ROYSTON
& LUND

- Guide Price of £475,000 - £500,000
- Versatile Living Accommodation
- Stunning West Facing Rear Garden
- Integral Garage with Plumbing and Electric Currently used as a Utility Area
- EPC Rating D, Freehold
- Four Bedroom Detached Family Home
- En suite to the Principle Bedroom, Further Family Bathroom and downstairs WC
- Immaculately Presented Throughout
- Recently Installed Boiler
- Council Tax Band E





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Royston and Lund are delighted to offer to the market this beautiful detached family home in Swannington that has stunning countryside views at the rear. Set back from the road with off street parking and an integral garage to the front. This home is conveniently situated for easy access to the M42 and Ashby de la Zouch.

Entering through the porch and into the hallway, there is an arch into the living area and access into the kitchen at the rear. The lounge offers an inviting & generous living space that features a log burner and wraps around into a dining area. The kitchen benefits from a range of fully integrated appliances including a fridge/freezer, double oven, hob, extractor fan, dishwasher and a washing machine. From the kitchen there is access through to the rear lobby that leads to the downstairs WC, garage and the rear garden.

To the first floor there is a further living space, four well proportioned bedrooms and a three piece shower room consisting of a shower, WC and wash basin. The main bedroom features ample built in wardrobes and an en-suite bathroom consisting of a bath, WC and wash basin.

Towards the rear of the property there is a generous landscaped garden with a patio that runs the full width of the property, raised lawn, mature shrubs and a further seating area towards the end of the garden.





EPC

Energy Efficiency Rating

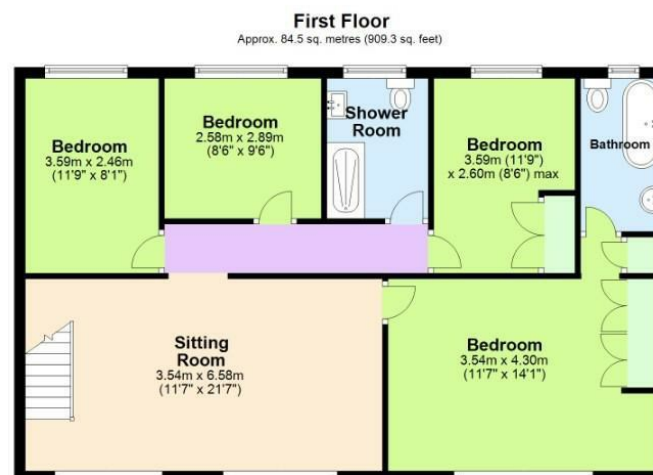
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	80

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



Total area: approx. 179.4 sq. metres (1931.3 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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