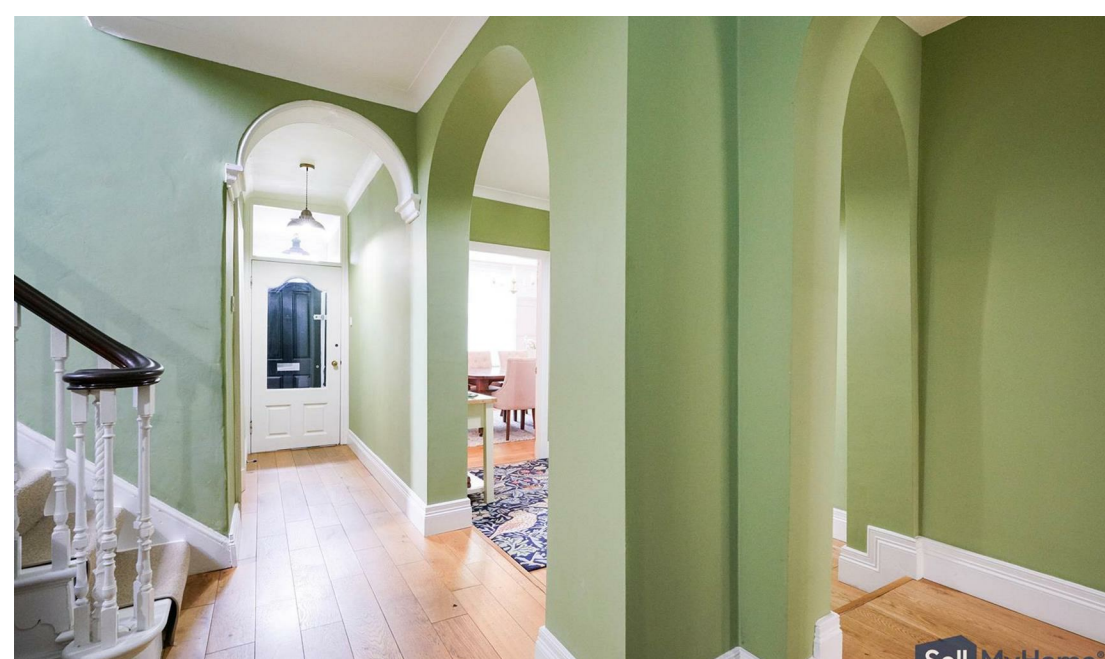




Main Street, Swannington, Coalville

5  3  3  E 

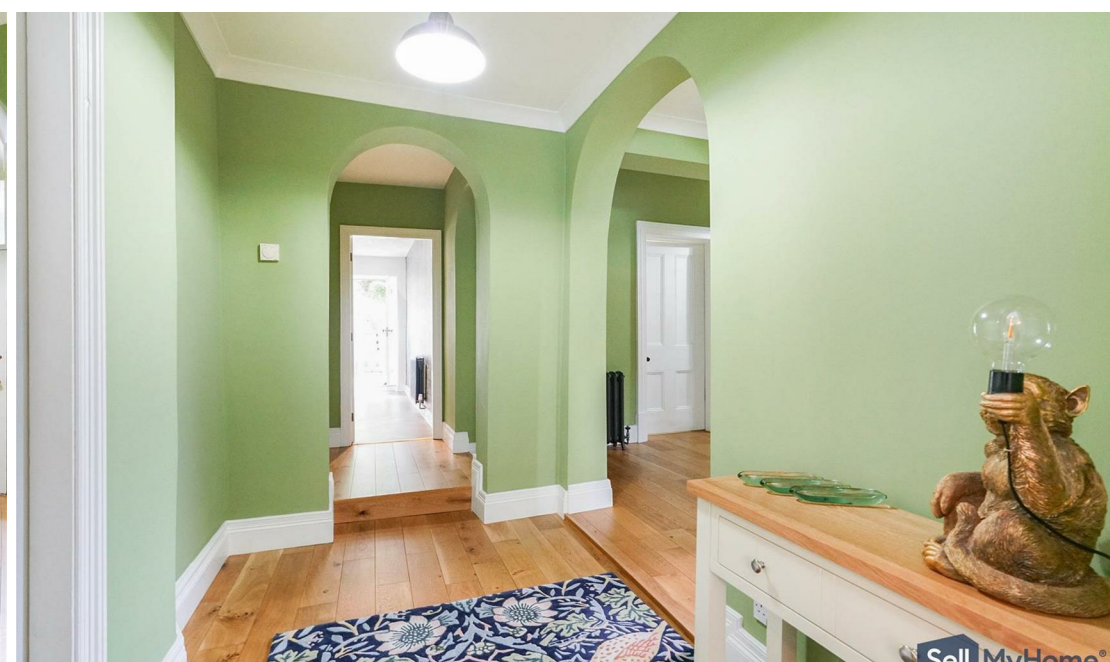
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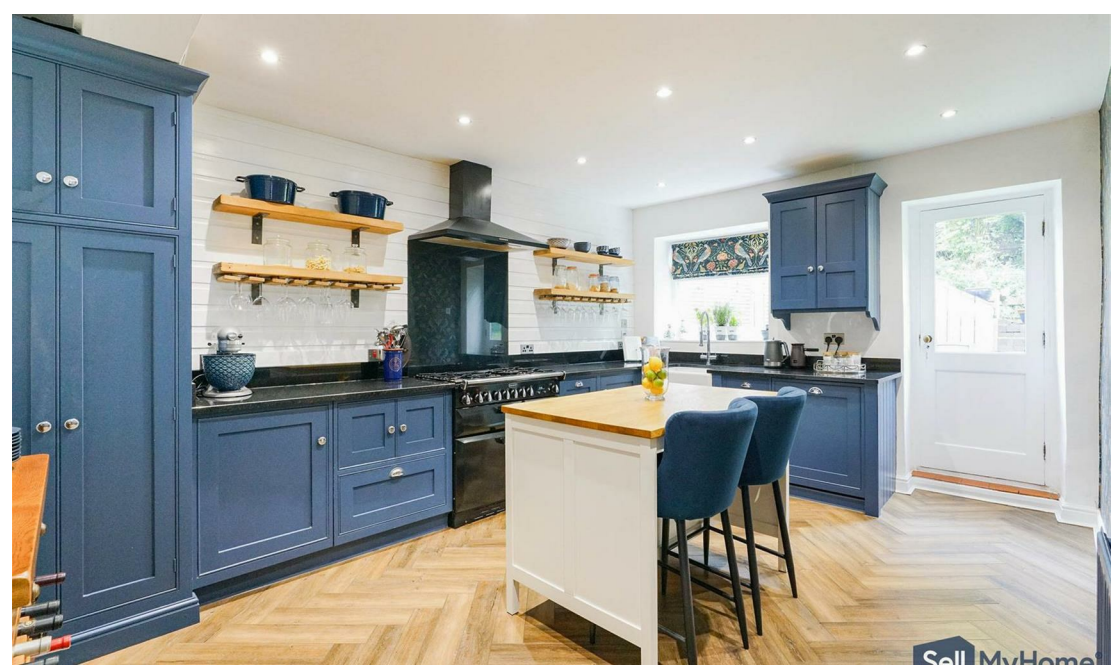


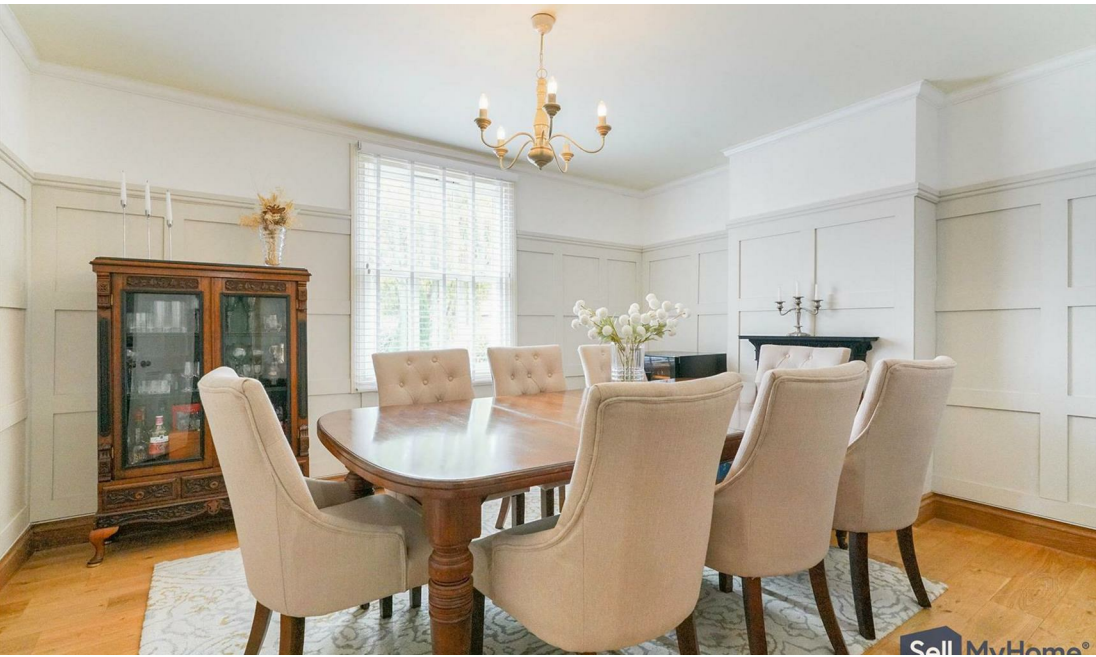
- STUNNING CHARACTER FAMILY HOME
- VIEWING STRONGLY ADVISED
- THREE RECEPTIONS ROOMS
- LANDSCAPED ENCLOSED PRIVATE MATURE GARDEN
- ACCOMMODATION COMPRISES OF APPROX 2800 SQUARE FEET (260 METRES)
- SOUGHT AFTER LOCATION
- FIVE BEDROOMS
- THREE BATHROOMS
- RECENTLY INSTALLED NEW BOILER

Believed to be dated back to approx. 1820, this deceptively large dual pitched roof, three-storey five bedroom character family home situated in the much favoured location of Swannington, North West Leicestershire . The property provides good access for all local amenities, good performing schools and M1/M42 motorways. The property is finished to a high standard, with many original features and an internal inspection is highly recommended to appreciate the dwelling on offer. Internally the property comprises of entrance porch, spacious entrance hall with triple arches and a feature staircase with a curved banister, leading to the first floor. There is also access to a cellar. Set around the entrance hallway there are three receptions rooms, sitting room with a working fireplace, separate dining room with feature fireplace, spacious drawing room with working fireplace, with original marble surround and slate heath, with French doors opening out to the rear garden, a truly fantastic room. Utility room with space for two appliances and integrated fridge freezer, upgraded Fraser James style kitchen units with range cooker, and granite worktops, downstairs WC/cloaks. To the first floor, the large landing has a stained glass window, leading to four double bedrooms, with bedroom one looking over the rear garden, with the original marble and original fireplace as the focal point, providing is own private en suite shower room, with two further bathrooms and a staircase to the second floor with rope balustrade leading to the fifth bedroom, with built in wardrobe and views over the rear garden. Externally the property provides driveway for ample parking, and a rear enclosed mature private garden, with seating/patio area.

Price: £550,000

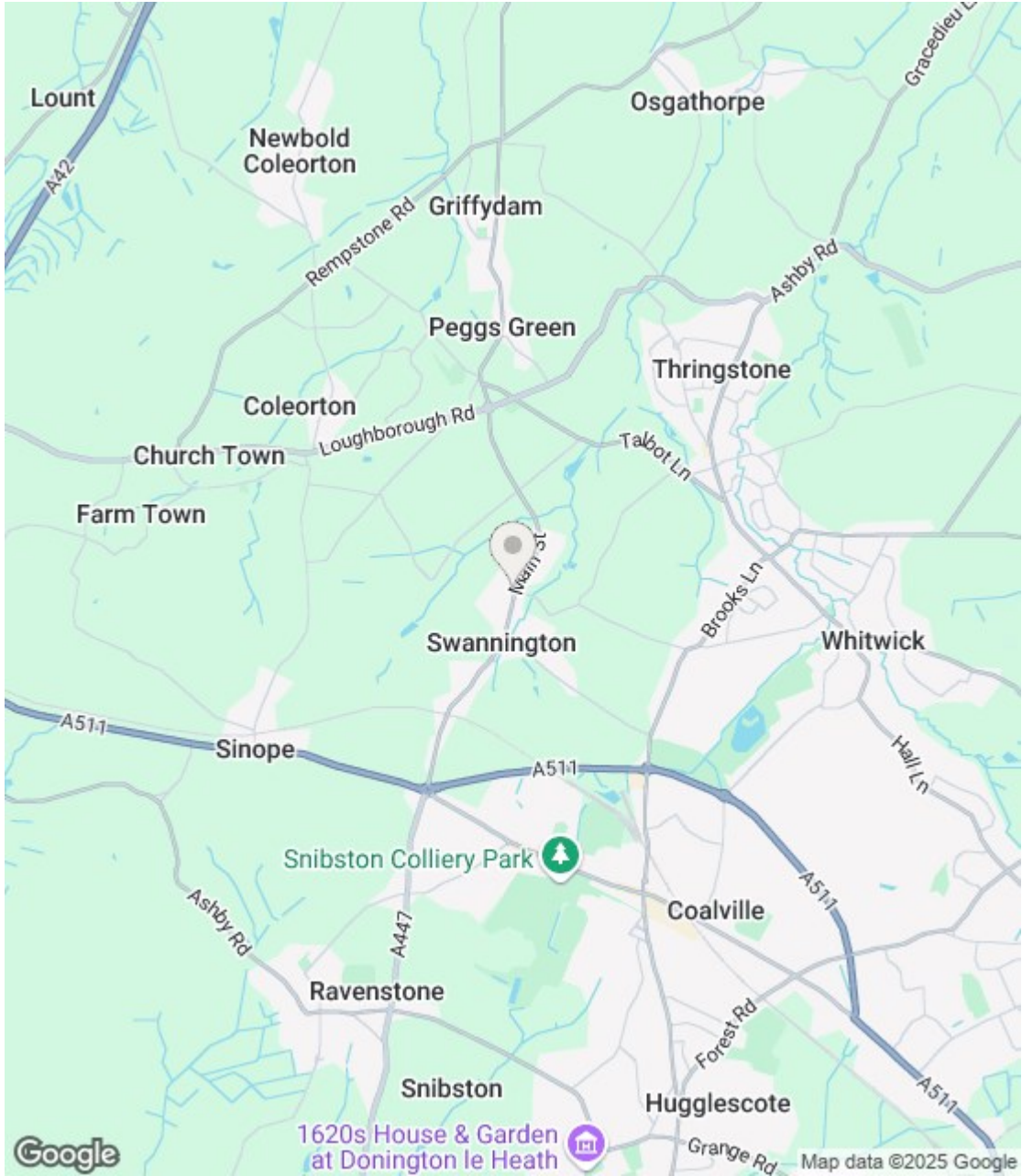






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	70
England & Wales	EU Directive 2002/91/EC	

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	



Main street Swannington LE67 8QL

Approximate Gross Internal Floor Area = 270.0 sq m / 2907 sq ft

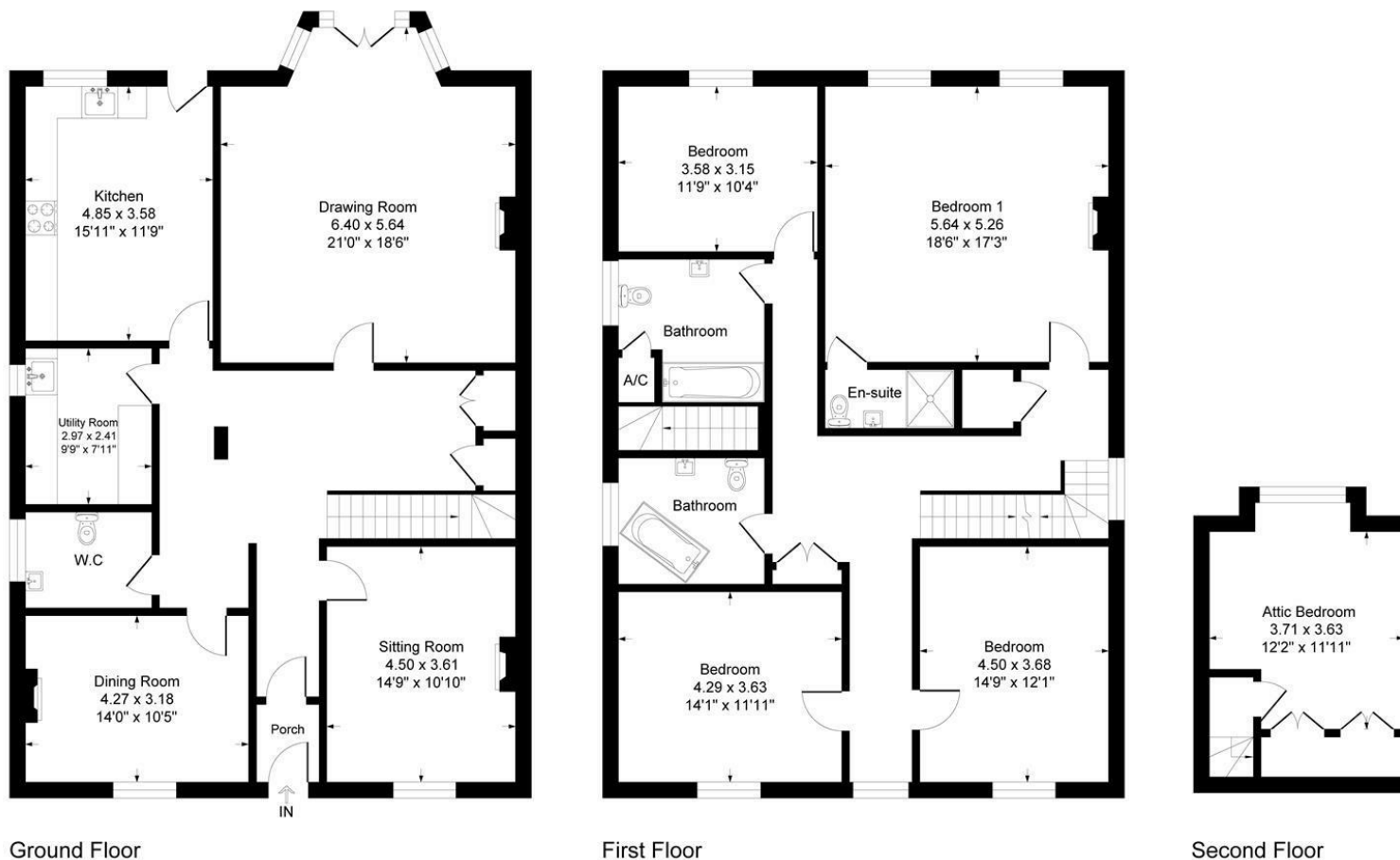


Illustration for identification purposes only, measurements are approximate, not to scale.

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