

Alexanders



Main Street

Swithland





Main Street

Swithland

- Exceptional detached home in a prime village location
- Comprehensively renovated and remodelled
- Spacious accommodation arranged over two floors
- Bespoke kitchen inc AGA by Charnwood kitchens
- Downstairs wet room and utility/boot room
- Impressive vaulted hallway, three further reception rooms
- Principal bedroom with en-suite, bedroom two with en-suite
- Three further bedrooms, family bathroom, study/ potential bedroom 6
- Driveway, double garage, landscaped garden and terrace
- EPC Rating C / Council Tax Band G / Freehold

General Description

Alexanders East Midlands are delighted to offer to the market this completely renovated and extended detached home which is located on Main Street in this prime village set in the heart of the Charnwood Forest.

The property is set back from the road within an established, landscaped plot that backs onto open fields to the rear.

Having been heavily extended and completed at the end of 2021 this exceptional property presents 'as new' within an existing skin.

To briefly summarise just some of the headline specification and works (including guarantees and warranties where applicable):

Quorn stone flooring

Oak Floor to snug

All new electrics internally and externally

Bespoke kitchen by Charnwood kitchens inc. original AGA + induction hob and Smeg oven

Bosch integrated appliances inc. Fridge freezer, dishwasher and washing machine

New central heating system, boiler, water cylinders

Heritage bathroom to Main suite

Philippe Starck appliances Main bathroom

Brittix appliances in Wet room

All hardwood windows by Benlowes finished in Farrow and Ball

Electric pod point in garage

Original Swithland slate roof inc. extension

Original fireplace to Main sitting room





Location

The village is well known for its position in the heart of the Charnwood Forest, an area of outstanding natural beauty, boasting Bradgate Park, Cropston Reservoir and Swithland Woods all within easy walking distance of the property. The villages around offer a sought-after array of public houses, restaurants, deli's and farm shops, as well as recreational and sporting opportunities abound.

The area is also well known for its schooling, including the endowed schools in Loughborough and nearby Ratcliffe School, amongst many others.

Accommodation Summary

Ground floor (Front door): Reception hallway, Living room, Living/breakfast kitchen, Snug, Utility/Boot room, Wet room, rear door to garden, family room with bi-folds.

First floor: Galleried landing, Principal bedroom with en-suite, Bedroom two with en-suite, Three further bedrooms, family bathroom, Study (potential 6th bedroom).

Outside: Driveway, Double detached garage, enclosed freshly landscaped rear garden with outside terrace.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected, and gas fired central heating via a modern combination boiler.

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band G.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







Viewing by appointment only

Alexanders

21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

