

52 Main Street
Swannington, Coalville, LE67 8QN

£325,000



Brief Description

This stunning detached period property on Main Street, Swannington has been THOUGHTFULLY ENHANCED by its current owners. With four bedrooms and a well-appointed bathroom, this home is ideal for families seeking comfort and style.

Upon entering, you are greeted by a welcoming entrance porch that leads into an OPEN-PLAN living and dining area. The living space features elegant FRENCH DOORS that open onto a large PRIVATE GARDEN. The dining area boasts a delightful FEATURE FIREPLACE, complete with a multi-fuel burning stove, creating a warm and inviting atmosphere for gatherings.

The BREAKFAST ROOM, conveniently located adjacent to the dining area, provides access to the first floor and features additional French doors leading to the garden. The modern kitchen is a chef's dream, equipped with dove grey units, a low-profile MARBLE-STYLE worktop, and integrated appliances, including an oven, dishwasher, and fridge freezer. A Velux skylight and ceiling spotlights enhance the kitchen's bright and airy feel. While a ground floor WC provides added convenience.

Upstairs, the master bedroom offers built-in wardrobes and a PRIVATE EN-SUITE, while the additional three bedrooms provide ample space for family or guests. The fourth bedroom, currently utilised as a DRESSING ROOM, could easily serve as a STUDY. The family bathroom is elegantly designed with a three-piece suite, including an 'L' shaped bath with a mains shower, ensuring convenience for all.

The exterior of the property is EQUALLY IMPRESSIVE, featuring a beautifully walled garden with a sandstone patio, decorative gravel landscaping, and a well-maintained lawn. A large outbuilding with light and power supply presents exciting potential for further development, subject to the necessary permissions.

The house has undergone SIGNIFICANT RENOVATIONS, ensuring a contemporary living experience. It has been rewired, has a new roof, and has been freshly plastered whilst the internal OAK DOORS add a touch of elegance.





Note To Buyers

ON THE GROUND FLOOR

Entrance Porch

Living Room

10'8" x 12'11" (3.25m x 3.94m)

Dining Room

13'8" x 12'10" (4.17m x 3.91m)

Breakfast Room

10'10" x 8'7" (3.30m x 2.62m)

Kitchen

13'10" x 6'3" (4.22m x 1.91m)

Ground Floor WC

ON THE FIRST FLOOR

Landing

Bedroom One

10'2" x 10'3" (3.10m x 3.12m)

En Suite

Bedroom Two

9'0" x 13'0" (2.74m x 3.96m)

Bedroom Three

10'1" x 7'7" (3.07m x 2.31m)

Bedroom Four/Study/Dressing Room

4'8" x 9'7" (1.42m x 2.92m)

Family Bathroom

ON THE OUTSIDE

Rear Garden

Potential Room

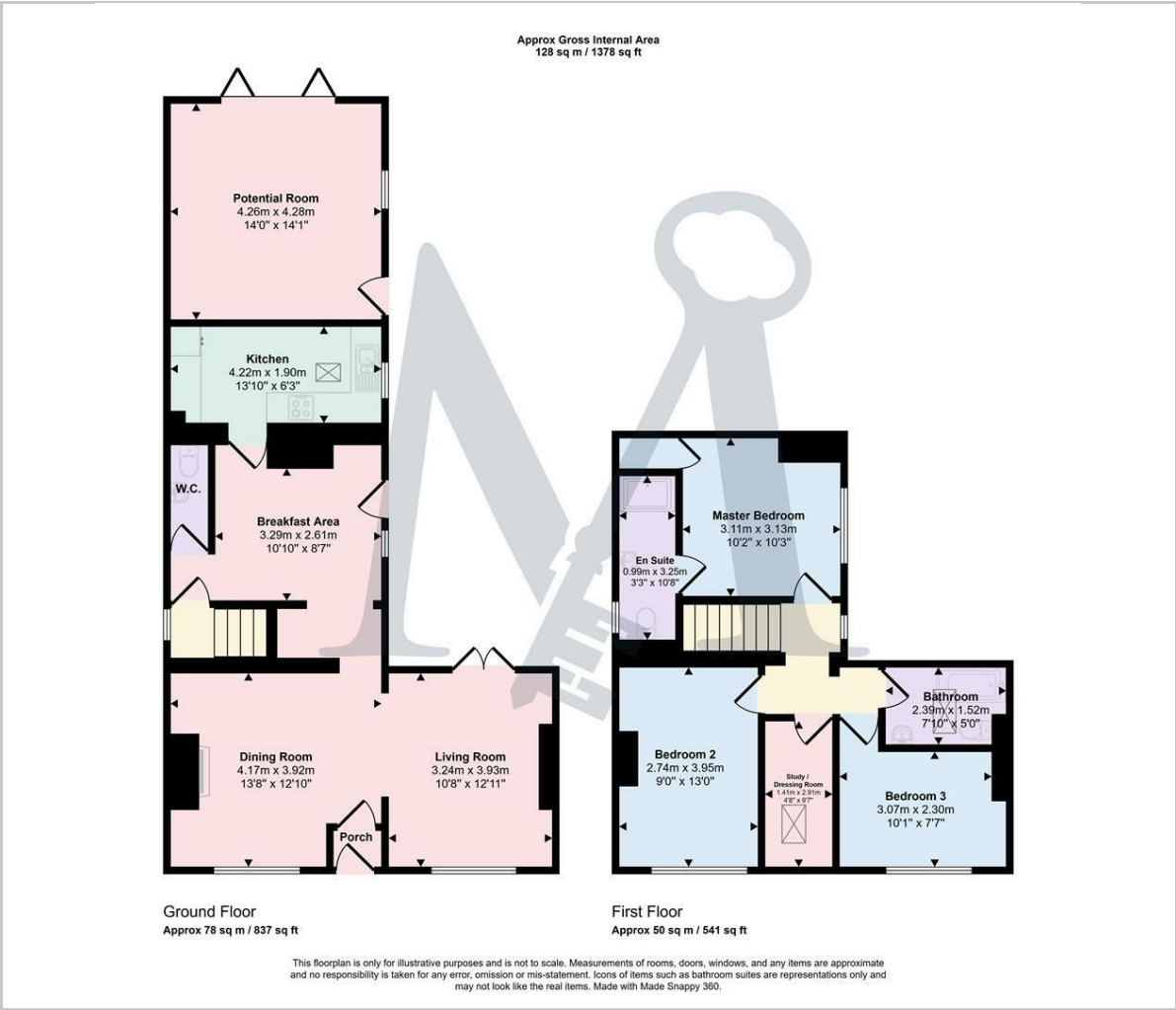
14'1" x 14'0" (4.29m x 4.27m)







Floor Plan



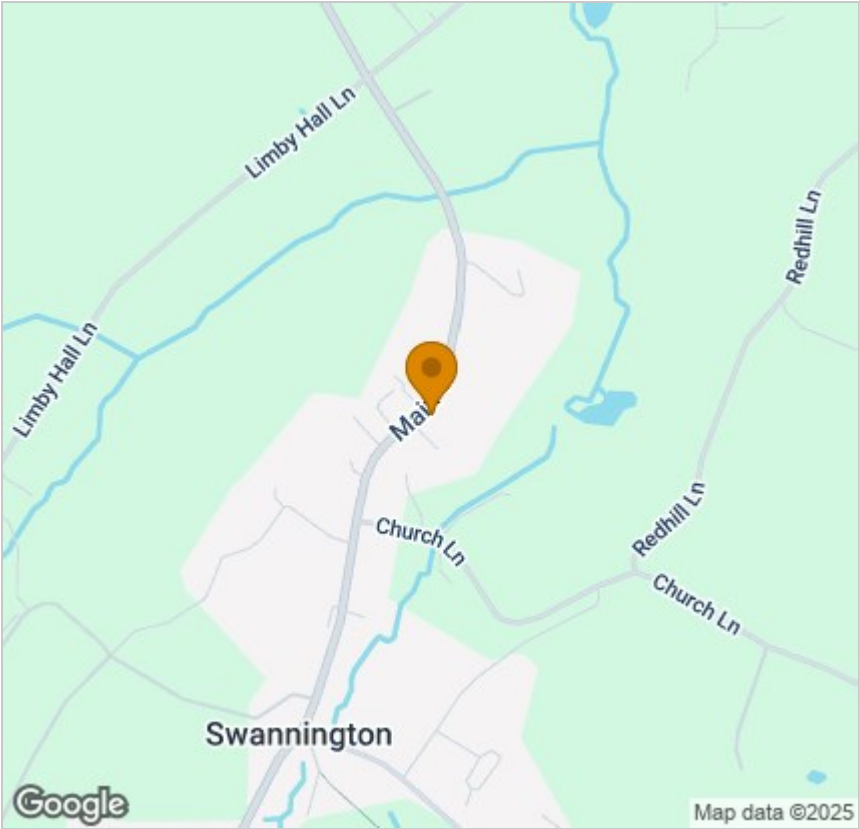
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

