



'Forest End House' Main Street Swithland LE12 8TH



Key Features

- DELIGHTFUL 3 BEDROOM DETACHED DWELLING
- ONE OF LEICESTERSHIRE'S MOST SOUGHT AFTER CONSERVATION VILLAGES
- POTENTIAL TO ALTER, UPGRADE AND REMODEL (STPP)
- LARGE MATURE PLOT OF APPROX A QUARTER ACRE
 - HALLWAY, CLOAKROOM/W.C., DINING ROOM, LIVING ROOM, KITCHEN
 - 3 DOUBLE BEDROOMS AND BATHROOM
 - LARGE ATTIC ROOM
- DRIVE AND GARAGE, POTENTIAL TO INCREASE THE DRIVEWAY AND REPOSITION THE GARAGING (STPP)
- SURROUNDED BY STUNNING COUNTRYSIDE WITH VIEWS TO FRONT AND REAR
 - NO UPWARD CHAIN





The Property

A RARE OPPORTUNITY TO PURCHASE A SUBSTANTIAL PROPERTY SURROUNDED BY UNSPOILT OPEN COUNTRYSIDE IN ONE OF THE MOST SOUGHT AFTER VILLAGES IN LEICESTERSHIRE AND WITH THE POTENTIAL TO ALTER, UPGRADE AND REMODEL TO PURCHASERS OWN SPECIFICATIONS AND TASTES.

A SUBSTANTIAL THREE STOREY DETACHED FORMER FARMHOUSE IN THIS EXCLUSIVE CHARNWOOD CONSERVATION VILLAGE & STANDING WITHIN A GENEROUSLY SIZED PLOT EXTENDING TO APPROXIMATELY 0.27 ACRES (0.11 HECTARES) An individually styled THREE BEDROOM detached house of considerable character having rendered elevations beneath a Swithland slate roof which provides spacious accommodation WITH GENEROUS SCOPE FOR FURTHER MODERNISATION AND ENLARGEMENT, subject to the necessary consents and occupies a delightful setting towards the outskirts of this highly regarded village with views to open farmland and Swithland Woods beyond.

The property benefits from gas fired central heating and in brief the accommodation comprises: Entrance hall, adjoining Dining room, Cloakroom with W.C, Sitting room 20'3" x 12'0" and Breakfast Kitchen. Landing, three good sized Bedrooms, Bathroom and further Attic room measuring 24'3" x 13'3"

There is a driveway for 1 car leading to a single garage, there is the potential to remove this garage and continue the driveway into the rear garden and place garaging further back (subject to necessary consents). The rear garden is a delightful feature of the property and offers immense potential to enlarge the existing dwelling quite considerably (subject to consents) to take advantage of the grounds and views to the rear.

ABOUT THE AREA

The property occupies an already established position towards the outskirts of this much favoured and sought after Charnwood village having immediate access to unspoilt open countryside and many scenic walks throughout the area including Swithland Woods and Bradgate Country Park. The village itself provides useful traditional facilities with Parish Church, village hall, primary school and public house.

There are more comprehensive amenities in neighbouring Rothley and Woodhouse Eaves and further road links to Loughborough, Leicester, the M1 Motorway at junctions 21a (southbound) and 23 (northbound), the A46 Western Bypass and Fosse Park and Thurmaston Shopping Centres.

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

What 3 words location:- fools.important.tasty

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Beamed ceiling, oak parquet floor, double radiator, oak staircase to the first floor and archway to the:

DINING ROOM

12'1" x 11'1" average

Double glazed windows to the front and side elevations, wooden floor, double radiator.

SITTING ROOM

20'3" x 12'0"

Having double glazed bow window to the front elevation, brick fireplace with inset wood burner on brick hearth, beamed ceiling, pair of sealed unit double glazed French doors to the extensive rear garden, two double radiators.

CLOAKROOM

Two piece suite in white comprising low level W.C. and pedestal wash hand basin, half tiled walls, multi paned window to the rear elevation, tiled floor.

BREAKFAST KITCHEN

18'10" x 10'10" maximum

Stainless steel single drainer sink unit with mixer tap, wood fronted wall and floor cupboards incorporating drawer compartments with roll top work surfaces and tiled surrounds, matching breakfast bar, electric cooker point, AEG extractor hood, plumbing for an automatic washing machine, Baxi gas fired boiler serving the hot water and central heating systems, quarry tiled floor, double glazed windows to the side and rear elevations and further double glazed door to the large rear garden.

FIRST FLOOR

LANDING

Double glazed window to the rear elevation, radiator.

BEDROOM ONE

13'3" x 13'1"

Double glazed windows to the side and rear elevations, double radiator.

BEDROOM TWO

12'4" x 12'4"

Double glazed windows to the front and side elevations, double radiator.





BATHROOM

8'9" x 7'10"

Three piece coloured suite comprising cast iron bath with shower attachment, pedestal wash hand basin and low level W.C, half tiled walls, airing cupboard housing the hot water cylinder, double glazed window to the rear elevation, floor covering, radiator.

BEDROOM THREE

12'4" x 12'0"

Double glazed windows to the front elevation, double radiator and interconnecting door to the:

INNER LANDING

Double glazed windows to the front and side elevations and staircase to the:

SECOND FLOOR

LARGE ATTIC ROOM

24'3" x 13'3"

Part with restricted headroom and double glazed window to the rear elevation.

OUTSIDE

Forecourt behind stone retaining wall and wrought iron railings and an adjacent driveway provides car standing and leads to an attached rendered garage/store having up and over door and concrete floor. There is the potential to remove the garage and carry the driveway through to the rear of the property and provide further hardstanding and garaging to the rear, all subject to necessary consents.

Overall the plot itself extends to approximately 0.27 acres (0.11 hectares) and the generously sized rear garden is an obvious selling feature of the property backing directly onto adjoining farmland and includes extensive lawns and a variety of well established trees. It offers immense scope to extend the dwelling to provide a much larger property and reposition rooms to take full advantage of the gardens and views beyond.

E P C

Rating: 'E'

COUNCIL TAX BANDING

Charnwood Borough Council Tax Band: 'F'

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

MARKET APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.









Floorplan



Ground Floor

Floor Area (Gross Internal) 62.9 sq.m. (677 sq.ft.) approx



First /Second Floor

Floor Area (Gross Internal) 85.4 sq.m. (920 sq.ft.) approx





We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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