



# AUSTIN PROPERTY

## MANAGEMENT SERVICES LTD



### 1c Spring Lane

Swannington, Coalville, LE67 8QR

£1,000



A stunning 2 bedroom unfurnished detached barn conversion with gas central heating, upvc double glazing & parking. The Acc. comprises: open plan lounge, kitchen & dining area and downstairs wc. To the first floor is a mezzanine landing, 2 bedrooms, ensuite & bathroom. Outside is a courtyard garden



The Accommodation comprises:

Composite stable front entrance door to -

**Entrance hall area**  
with upvc double glazed french doors to garden with curtain pole, vertical central heating radiator, smoke alarm, Oak laminate flooring and fitted cupboard.

**Dining kitchen area**  
with range of slate grey base and wall units, light grey square edge worktops with matching upstands and inset composite sink and drainer unit. Integrated appliances Single electric oven with gas hob and extractor hood over, dishwasher and wine fridge. Upvc double glazed window to front with roller blind over, upright grey central heating radiator and Oak laminate. Large cupboard off with plumbing for washing machine.

**Open plan living area**  
17'9" x 10'9" (5.41m x 3.28m)  
with upvc double glazed window to front with curtain pole, upright central heating radiator, television aerial and grey carpet.

**Downstairs wc**  
with 2 piece white suite consisting of a washbasin, low level w.c and upvc double glazed obscured window to side. Grey central heating towel radiator, wall cupboard housing gas fired combination boiler and grey tiled flooring.

**Stairs**  
wood and metal spiral staircase

**Mezzanine landing**  
7'6" x 5'7" (2.29m x 1.70m)  
with grey central heating radiator, original wooden pully system feature, smoke alarm and grey carpet.

**Hall**  
with grey fitted carpet and smoke alarm.

**Bedroom 1**  
13'5" x 10'2" (4.09m x 3.10m)  
with upvc double glazed window to front with curtain pole, upright central heating radiator, fitted walk-in cupboard, television aerial, upvc double glazed door to Juliet balcony and grey carpet.  
Access to small mezzanine storage area (via ladder)

**Ensuite shower room**  
with 3 piece white suite consisting of a pedestal washbasin, low level w.c, large walk in shower unit with tiled surround and electric shower over. Upvc double glazed velux obscured window to rear, light up mirror, central heating radiator and grey laminate flooring.

**Bedroom 2**  
8'3" x 8'0" (2.51m x 2.44m)  
with upvc double glazed window to front with curtain pole, grey central heating radiator, telephone point, television aerial and grey carpet.

**Bathroom**  
with 3 piece white suite consisting of a pedestal washbasin, low level w.c and freestanding bath. Upvc double glazed velux window to rear, chrome central heating towel radiator and grey laminate flooring.

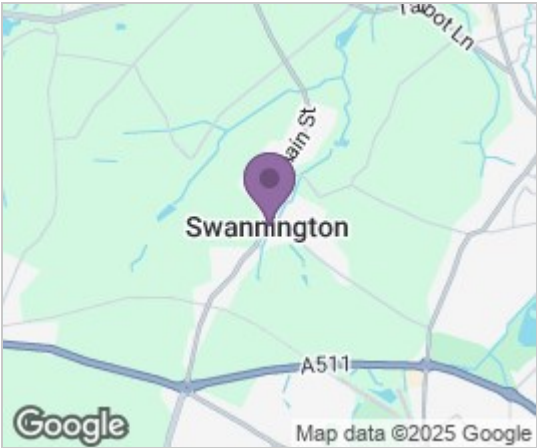
**Outside**  
To the front there is a gated driveway (shared with the neighbour), leading to 2 allocated parking spaces.

To the side of the property there is a lovely courtyard garden.

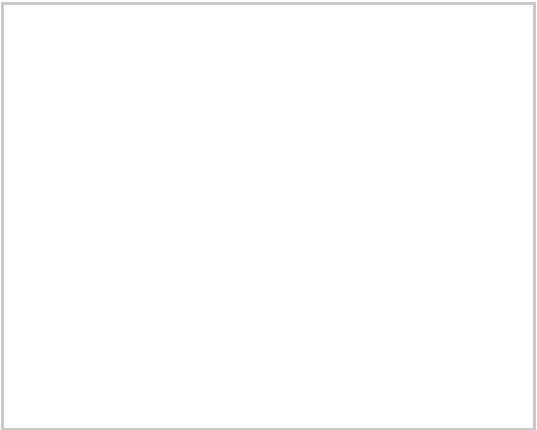
**Additional information**  
HOLDING DEPOSIT £230.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

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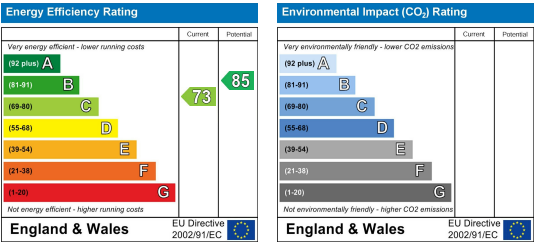
Area Map



Floor Plans



Energy Efficiency Graph



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