



2 Northview Cottages, North Street, Swinford, Lutterworth, Leicestershire, LE17 6BE

HOWKINS &
HARRISON

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Guide Price: £280,000

Nestled in the charming village of Swinford, this delightful three-bedroom cottage originating circa 1812, is full of character and charm and offers a blend of traditional features along with modern comforts. As you step inside, you are greeted by the warm and inviting atmosphere created by the exposed beams and traditional brace and latch doors, which add a touch of rustic elegance to the home. The heart of the home is undoubtedly the welcoming living area, with wood-burning stove, creating a perfect setting for relaxing. Outside, the charming courtyard garden offers a peaceful retreat, ideal for enjoying a morning coffee. This outdoor space is both manageable and inviting, making it a wonderful extension of the home.

Features

- Popular village location
- Three bedrooms
- Master with en-suite shower
- Wood burning stove
- Exposed beams and brace and latch doors
- Modern kitchen and bathroom
- Low maintenance courtyard garden
- No chain



Location

The desirable village of Swinford is ideally placed for access to major roads, benefitting also from a Church, the Chequers pub, and a primary school. Secondary schooling is available at Lutterworth, Houlton & Guilsborough, with independent and grammar options available in Rugby. It is situated about 4 miles away from Lutterworth and 6 miles from Rugby, both offering a good range of everyday services and amenities. The property is 1 mile from Stanford Hall which hosts several public events during the year. Market Harborough is 15 miles to the east. London can be reached via a direct train service from Rugby or Market Harborough in around 1 hour and Birmingham International Airport is also easily accessible via the M6 (J1). The M1 and A14 are both within 4 miles.



Ground Floor

The property opens into a hallway which has solid oak flooring and stairs, with useful storage cupboard beneath, rising to the first floor along with doors through to the welcoming sitting room and the kitchen. The sitting room has a window to the front aspect, with the focal point being the wonderful exposed beams along with the wood burning stove inset into an exposed brick-built fireplace, which provides a cosy feature to the room. Off the hallway a stable door leads to the kitchen which has solid oak floorboards and is fitted with a range of white shaker style base and eye level units incorporating cupboards and drawers with Belfast sink and complementing granite worksurfaces over. There is a range style cooker, with extractor hood above, an American style fridge/freezer, washing machine and

tumble dryer. Integrated appliances include a brand new Bosch dishwasher. A glazed French door provides access to the rear courtyard garden.

First Floor

The first floor has a square landing, with ceiling lights and characterful exposed beams, which leads to three bedrooms and the family bathroom. The master bedroom is located to the front elevation and benefits from a range of built-in wardrobes with drawers beneath, and an en-suite shower adjacent to which, is a useful airing cupboard. Bedroom three overlooks the rear, whilst bedroom two is located to the front elevation and features an attractive exposed beam. Both benefit from a built-in wardrobe with

brace and latch door. The bathroom is fitted with a bath, with tongue and groove panelling to the side and a Victorian style tap with handheld shower attachment, Victorian style pedestal wash hand basin and WC. There is complementary metro style tiling to the water sensitive areas.

Outside

To the front of the property is on road parking and double doors to one side lead to a walkway which in turn provides access to the walled, rear courtyard garden which is of low maintenance and laid with artificial grass. Whilst the walkway is included in the freehold, the deeds state that access is granted to the neighbour (at number 6) to pass through.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01455-559203.

Fixtures and Fittings

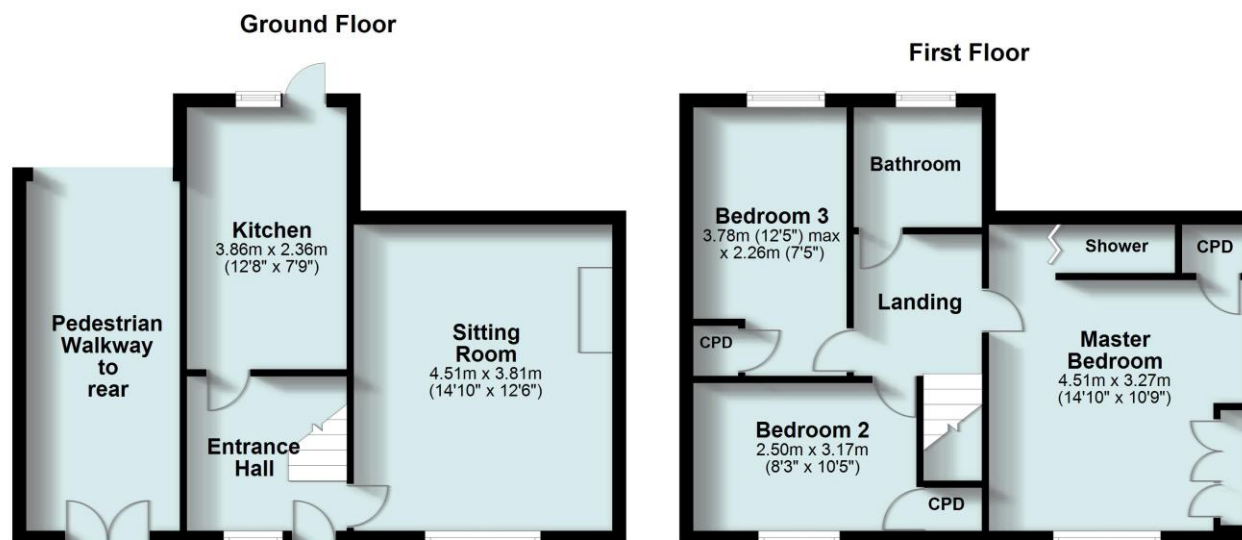
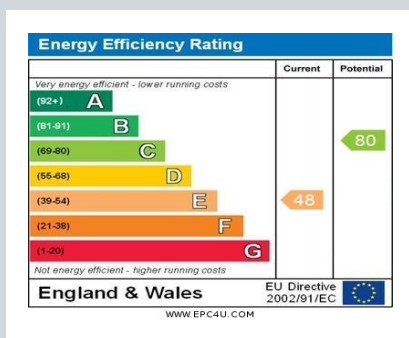
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Harborough District Council Tel:01858-828282.
Council Tax Band – C.



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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