



9 Chapel Fields, Swinford, Lutterworth, Leicestershire, LE17 6BS

HOWKINS &
HARRISON

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Lutterworth,
Leicestershire, LE17 6BS

Guide Price: £475,000

An extended and recently modernised, four bedroom detached family property situated in a quiet cul-de-sac, in the popular Leicestershire village of Swinford. The property offers four bedroomed family living accommodation, with an en-suite to the master bedroom, and has been extended to create a fabulous open plan kitchen/breakfast/family room. This property also features a recently extended garage conversion.

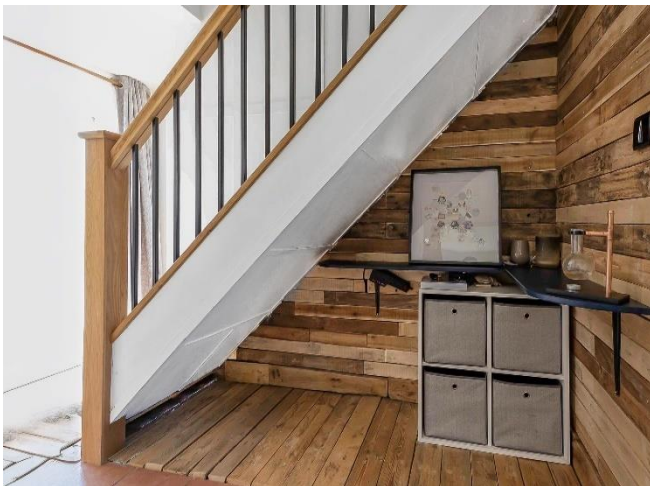
Features

- Sought after village location
- Situated in a quiet cul-de-sac
- Open plan kitchen/breakfast/family room
- Separate sitting room, currently used as a home office
- Understairs study area
- Downstairs cloakroom
- Utility room
- Four bedrooms
- Master with en-suite shower room
- Converted and extended garage/showroom
- Oak panelled doors
- Large rear garden
- Ample off-road parking



Location

Swinford is an attractive village, lying six miles north east of Rugby and just over three miles to the south of Lutterworth. It is a thriving village with a local church, a popular public house, a well-regarded primary school, and a children's play area. There is a good range of state and secondary schools nearby in Lutterworth, Market Harborough, and Rugby. Swinford is excellently positioned for the commuter with easy access to junction 20 of the M1, junction 1 of the M6, and the A14. There is a high speed train service from Rugby station to London Euston (48 minutes).



Ground Floor

The property opens into a welcoming entrance hall, with stairs rising to the first floor, terracotta tiled flooring, doors leading to the ground floor accommodation, including an under stairs study area, which has been fitted with wooden flooring and wooden cladding to the walls, along with a utility room located to the front aspect and a downstairs cloakroom. The sitting room is a comfortable room with a large bay window to the front aspect, used by the current owners as a spacious office. The impressive L shaped, open plan kitchen/breakfast/family room provides a fabulous space for social and family gatherings, with both a seating and dining area. The focal point to the room being an attractive, contemporary style wood burning stove. There is a window to the kitchen area, skylights and a double set of glazed patio doors which provides views over the rear garden and afford plenty of natural light to this wonderful open plan space. There is tiled flooring throughout and a door gives access to a lobby, which in turn provides access to the side of the property. To the front of the property is a recently fitted utility room which has a further range of kitchen storage cupboards and space with plumbing for white goods. The kitchen area is fitted with a range of wood effect cupboards and full height storage units with complementary granite worksurfaces over. Appliances include an electric Rangemaster cooker with induction hob and extractor hood above, electric ovens and an integrated washing machine. The garage has been extended and double in size to create a possible showroom/car garage, which is tiled throughout and centrally heated, with sliding patio doors leading out to the garden.





First Floor

The staircase with attractive, patterned tiles leads to the first floor landing where there are four bedrooms and a family bathroom, along with access to the loft storage space. The master bedroom benefits from built-in wardrobes and its own en-suite shower room comprising of a contemporary white suite, with wall mounted wash hand basin, WC and walk-in shower with glass screen and rainfall shower head. There are three further bedrooms, with bedroom two being located to the front aspect and bedrooms three and four being located to the rear, enjoying views over the garden. The family bathroom has tiling to the floor and part tiled walls and is fitted with a panelled bath, pedestal wash hand basin, low flush WC and a large walk-in shower.



Outside

To the front of the property, a tarmacadam driveway provides ample off-road parking, adjacent to which is a gravelled area where there is space for further vehicular parking. The property is semi enclosed by timber fencing. A paved pathway leads to the front door and side gate, where there is a covered area providing access to the side of the property and to the fully enclosed rear garden. A paved terraced area provides an ideal space for outside dining and entertaining and has steps leading to a raised garden, which is mainly laid to lawn having a variety of shrub and herbaceous borders, and a further raised terraced area laid with slate chippings, providing a perfect viewing point to absorb the views over the open fields.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

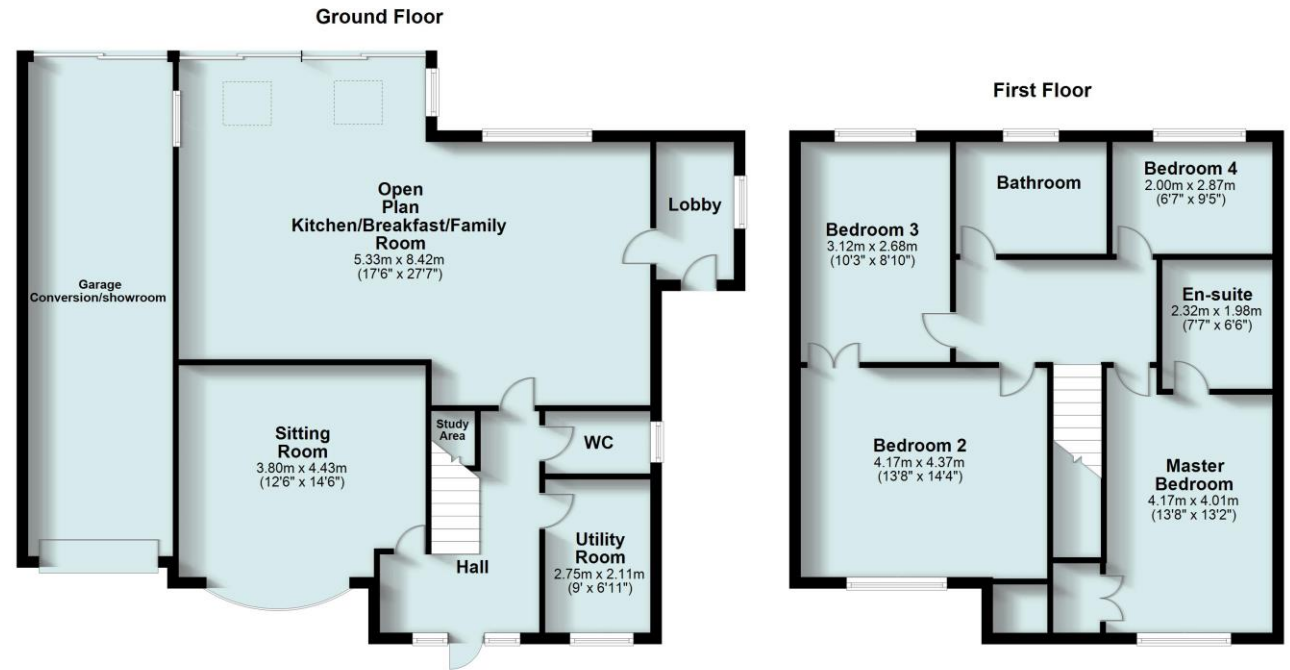
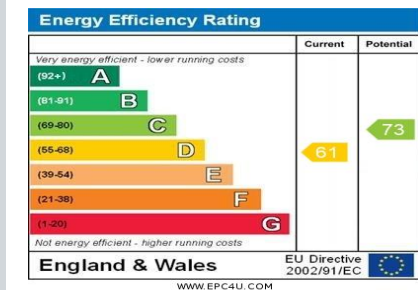
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – E.



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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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