



Ravendale House, Fir Tree Lane, Swinford, Lutterworth,  
Leicestershire, LE17 6BH

HOWKINS &  
HARRISON







## Ravendale House, Fir Tree Lane, Swinford, Lutterworth, Leicestershire, LE17 6BH

An extended, six bedroom property offering versatile living accommodation across three floors, located in the heart of the popular village of Swinford. This property lends itself to multi-generational living with over 4300 sq feet of accommodation and open plan living space with bi-fold doors to the ground floor. A gravelled driveway provides parking for several vehicles and the rear garden has wonderful open views across a neighbouring paddock and countryside beyond.

### Features

- Six bedrooms
- Top floor master bedroom suite with spacious bathroom
- 4300 sq feet of spacious living accommodation
- Bi-fold doors
- Air conditioning to master suite
- Impressive open plan kitchen/breakfast/family room with under floor heating
- Contemporary fitted kitchen
- Neff and AEG appliances
- Popular village location
- Spacious gravelled drive with parking for numerous cars
- Open views to the rear



## Ground Floor

From under an attractive oak framed porch with tiled pitched roof, a contemporary style oak door with obscure glazed panel opens into a large entrance hall, with deco floor tiling, stairs rising to the first floor and doors leading to the ground floor accommodation, including a useful storage room. There are two reception rooms overlooking the front aspect which include a playroom, fitted with engineered oak flooring, and a sitting room with exposed floorboards and a bay window with bespoke window seat below with shelves and storage. The cloakroom features further attractive deco tiling and is fitted with a grey high gloss vanity unit with wash bowl and mixer tap over, towel ladder and WC. To the rear of the property is an impressive, spacious open plan kitchen/breakfast/family room which in underfloor heated throughout and offers a versatile living area and wonderful views through the bi fold doors to the garden, neighbouring paddock and open countryside beyond. This wonderful space, ideal for social and family gatherings, features two roof lanterns and provides seating and dining options, along with a fabulous kitchen fitted to a contemporary style with numerous wall and base floor to ceiling cabinets, with complementing granite work surfaces over. Fitted appliances include two Neff Slide and Hide ovens, Neff combination oven/microwave/grill, warming drawer, full height fridge and freezer, under counter fridge and dishwasher. There is a large island unit which provides a seated breakfast bar, further storage solutions, including cutlery and pan drawers, and is



fitted with an induction hob with down draft extractor fan and wine chiller. Further bi-fold doors from the kitchen open to the garden. From the kitchen an oak door leads through to a utility area, which has separate access from the front of the property, fitted with a range of pale grey shaker style wall and base kitchen cabinets with work surfaces over, along with space for a washing machine and tumble dryer. There is a further door which leads through to the boiler room – an ideal space for storing coats and shoes. An inner hall, also accessed from the kitchen/breakfast/family room, has been fitted with herringbone flooring and has further oaks doors leading to the remaining accommodation including two/three bedrooms, one of which overlooks the front aspect and benefits from a storage cupboard. One of the rooms is currently used as a study but could alternatively be used as a further bedroom. There is also a shower room and a spacious second kitchen/family/sitting room, with the kitchen being fitted with grey shaker style kitchen cabinets, fridge/freezer, AEG electric hob with extractor fan over, oven, washing machine and dishwasher, with metro style tiling to the splash back area. This room overlooks the rear aspect and features further bi-fold doors, currently being used as a games room. The shower room is fully tiled with a combination of grey and mosaic tiling, boasting a wet area with glass and chrome shower screen, rainforest shower with separate handheld shower attachment, heated towel ladder, WC and a pedestal wash hand basin. This area of the property lends itself well to ancillary accommodation for anyone looking for multi-generational living.









## First Floor

A spacious landing with vaulted ceiling is flooded with natural light and has stairs rising to the second floor, with doors leading to three double bedrooms and the family bathroom. Bedroom two features dual aspect windows, a dressing area with fitted cupboard and dressing table and an attached en-suite, fitted with double tiled shower enclosure, contemporary high gloss unit with wash basin over, WC and a heated towel radiator. There are two further bedrooms to the floor both benefiting from fitted sliding wardrobes, one with an attractive bay window overlooking the front aspect, whilst the other enjoys views over the garden and open countryside. The family bathroom is of a generous size and fitted with grey vinyl tile effect flooring, walk-in shower enclosure with contemporary grey tiling and rainforest shower, heated towel radiator, WC and grey high gloss vanity unit with wash bowl over.

## Second Floor

The second floor is occupied by the impressive and generous master suite, with the landing providing access to a useful storage area. A door leads to the master suite with dressing area including bespoke fitted wardrobes and dressing table with drawers. From the bedroom a large picture window affords wonderful views across the neighbouring countryside. The bedroom opens out to a spacious en-suite with shower enclosure, contemporary heated towel ladder, white high gloss vanity unit with wash hand basin over and a WC.









## Outside

To the front of the property, double wooden gates lead to a spacious gravelled driveway offering parking for several vehicles. The drive is also accessed via a wooden pedestrian gate, central to the front boundary, which is edged with hazel hurdle fencing. The property is well screened to the front with mature trees and shrubs making the front paved patio an ideal place to sit. There is a large shed and side gates either side of the property which lead to the rear garden. A paved patio area extends across the rear, providing an ideal space for outdoor dining and entertaining. Mainly laid to the lawn, the rear garden has established trees and shrubs, planted sleeper edged borders and is enclosed by a combination of close board fencing to the side boundaries, with low level post and rail fencing to the rear to take advantage of the fabulous views.

## 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 5 miles away from Lutterworth and 7 miles from Rugby, both offering a good range of everyday services and amenities. Market Harborough is approximately 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) 6 miles. The M1 (J21) and A14 (J1) are both within 4 miles.









# Ravendale House, Fir Tree Lane, Swinford, Lutterworth, LE17

Approximate Area = 4313 sq ft / 400.6 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Howkins & Harrison. REF: 1233072





## Viewing

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01455-559203.

## Fixtures and Fittings

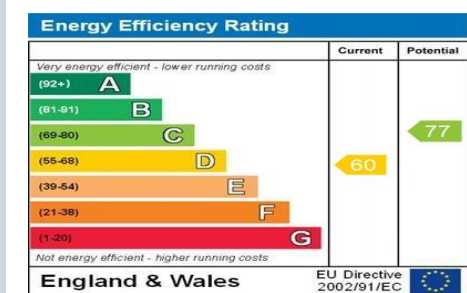
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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](tel:01858-828282)  
Council Tax Band – G.



## Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203  
Email [lutterworthproperty@howkinsandharrison.co.uk](mailto:lutterworthproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

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.



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.



rightmove  
find your happy

