



2 Skylark Close, Swinford, Lutterworth, Leicestershire, LE17 6BY

HOWKINS &  
HARRISON



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Swinford, Lutterworth,  
Leicestershire, LE17 6BY

Guide Price: £385,000

A beautifully presented, three bedroom link detached property with car port and garage, located in a popular village of Swinford. Built and fitted to a high specification, this property offers modern day living with open plan accommodation to the ground floor and has wonderful views to the rear over open countryside, through bi-fold doors.

### Features

- Open plan living/kitchen/dining room
- Utility room
- Cloakroom
- Four bedrooms – one currently being used as a dressing room
- En-suite to principal bedroom
- High specification
- Neff appliances
- Underfloor heating to the ground floor
- Log burner
- Enclosed rear garden with open views
- Car port, garage with electric door and parking
- EPC rating - B



## 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.



## Ground Floor

Enter into the impressive open plan living space which is filled with natural light and divided into three zones, fitted with attractive ceramic tiled flooring with underfloor heating which extends through to the cloakroom and utility room, where there is space and plumbing for a washing machine and tumble drier. The kitchen is fitted with numerous contemporary dark grey, handleless wall and base kitchen cabinets and drawers with quartz work surfaces over. An island unit provides a seated breakfast bar area and further storage solutions, with deep pan and cutlery drawers which complement the additional cabinets in the utility room. Fitted appliances include a Quooker tap, providing hot, cold and boiling water, a Neff induction hob, hide n slide oven and combination microwave, with integrated appliances to include a fridge, freezer and dishwasher. There is space and plumbing in the utility room for a washing machine and tumble drier. To the rear of the room, stairs with panelling rise to the first floor and bifold doors open to the garden, with the focal point of the room being a brick-built fireplace with oak beam over and log burner inset. The cloakroom is fitted with a WC and high gloss vanity unit with wash hand basin over.









## First Floor

A galleried landing with oak doors provides access to four bedrooms and the family bathroom. The principal bedroom enjoys wonderful views across the open countryside and is fitted with bespoke, white high gloss cupboards and drawers, with an attractive panelled feature to one wall. An oak door leads to an en-suite with ceramic tiled flooring, chrome and glass shower enclosure, with rainfall shower head and handheld shower attachment, WC, heated towel ladder and a wall hung grey high gloss vanity unit with wash hand basin and drawers with copper handles. There are three further bedrooms, one with attractive panelling and one currently being used as a dressing room, but could make an ideal nursery or alternatively, a home office. The family bathroom is fitted in a similar style to the en-suite with panelled bath and handheld shower over.

## Outside

To the front of the property there is a block paved driveway with parking for several vehicles which leads through a car port to the single garage with electric door. There is a low maintenance garden with lawn and planted borders, with a paved pathway which extends around to one of two side gates. The rear is enclosed by a combination of close board and low level post and rail fencing, which allows wonderful views across the neighbouring fields. There is a paved patio which extends across the rear and to the side of the garage, providing an ideal space for outdoor seating and al fresco dining, along with a lawned area and border planted with cherry trees.

## Agents Note

Please note an annual service charge of £630 per annum is payable to Hegarty Property Management. 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: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.

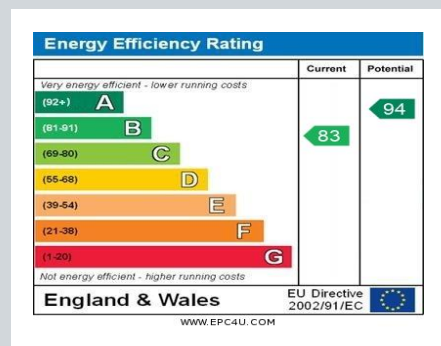
## Services

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 – D.

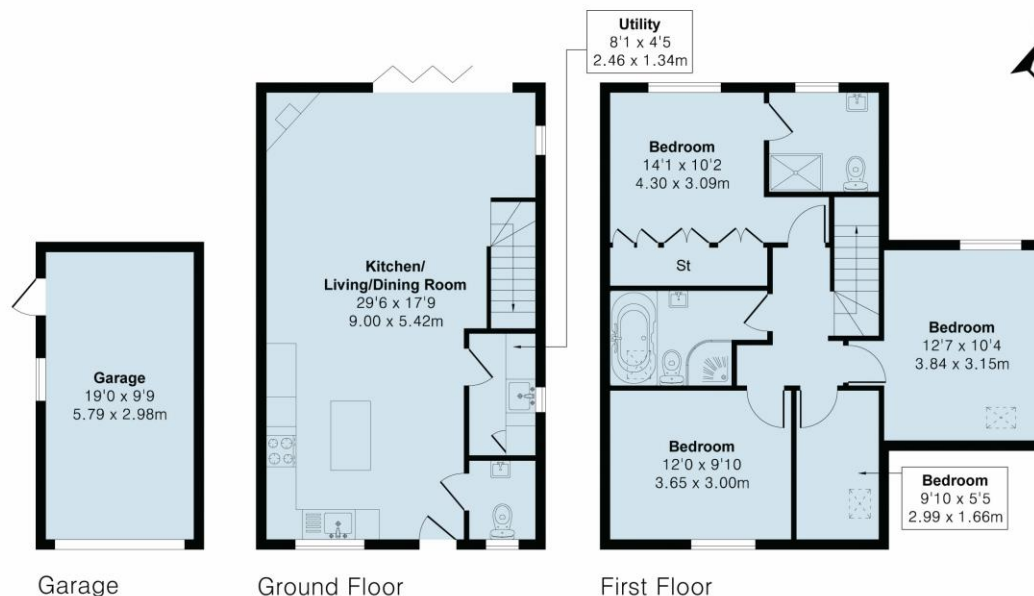


## Approximate Gross Internal Area 1183 sq ft - 110 sq m (Excluding Garage)

Ground Floor Area 525 sq ft – 49 sq m

First Floor Area 658 sq ft – 61 sq m

Garage Area 186 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Howkins & Harrison

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