



Old Chapel, Chapel Street, Swinford, Lutterworth, Leicestershire, LE17 6AZ

HOWKINS &
HARRISON

Old Chapel, Chapel Street,
Swinford, Leicestershire, LE17 6AZ

Guide Price: £525,000

A former chapel, dating back to circa 1823, has been renovated into a spacious family home offering flexible living accommodation along with many unique character features, including beautiful arched windows. The property further benefits from a garage, off-road parking and a wonderful tiered landscaped rear garden with separate home office and garden shed.

Features

- Four bedrooms
- Principal bedroom with en-suite
- Double fronted multi fuel stove to the sitting room and dining room
- Kitchen/breakfast room
- Engineered oak flooring
- Rayburn
- Bespoke hard wood windows
- External home office with air conditioning
- Character features
- Exposed beams
- Wonderful tiered low maintenance landscaped garden
- Popular village location
- Tandem garage and off-road driveway parking



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 through an obscure glazed door to a useful porch, with quarry tiled flooring and door leading into the spacious entrance hall, where stairs rise to the first floor and doors lead to the ground floor accommodation. There is an impressive arched window over the ground and first floor, which affords plenty of natural light, along with engineered oak flooring which extends to the sitting room, dining room and cloakroom, which is fitted with a WC and wall mounted wash hand basin over an oak shelf with mosaic tiling to the splash back. Steps lead down to the dining room, with the focal point being an attractive brick-built fireplace with flagstone hearth and double fronted, multi fuel stove which also opens out to the sitting room. From here a spiral staircase leads to the first floor and doors provide access to the kitchen/breakfast room, fitted with contemporary beech units and breakfast bar and features an impressive Rayburn double range oven with hotplates. A utility/boot room provides further storage options, with wall hung display cabinets and a useful Belfast sink. A door leads to the side passage where the garage can be accessed via a personnel door.





First Floor

The spacious galleried landing is also fitted with oak flooring which continues through to all four bedrooms. The spacious principal bedroom has dual aspect windows overlooking the front and rear garden and an en-suite attached. There are three further bedrooms, one of which is currently being used as a music room and can also be accessed via the spiral staircase. The family bathroom features exposed timbers, attractive arched window and a Velux skylight, fitted with a contemporary free-standing bath with wash stand over, wall mounted wash hand basin over an oak shelf, chrome and glass fully tiled shower enclosure, bidet and tiled flooring.



Outside

To the front of the property there is a generous driveway with parking for several vehicles in front of the tandem garage. A door leads to a covered passageway which leads to the wonderful, low maintenance tiered rear garden finished with a combination of sandstone paving slabs, decking, slate chippings and pebbles. The raised areas are edged with wrought iron railings with climbing roses. On the top level there is a garden shed and separate home office with high-speed internet, low energy lighting, heating and air conditioning. There are raised beds currently planted with vegetables and established borders with numerous shrubs, plants and trees including Hydrangea, Lavender and an impressive fig tree.

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:01455-559203.

Fixtures and Fittings

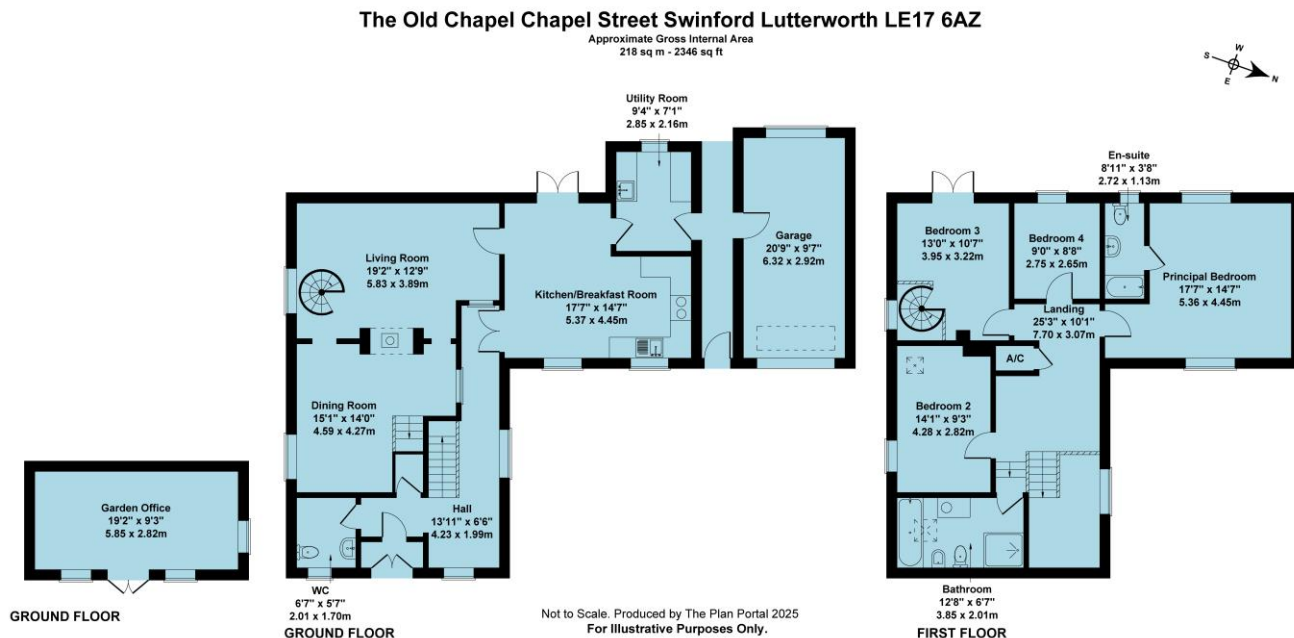
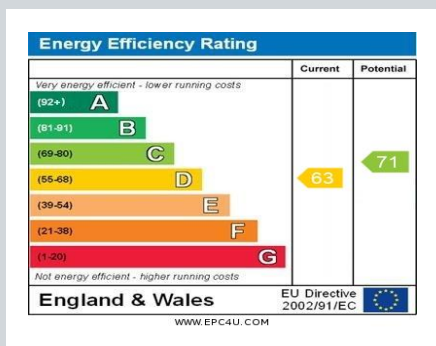
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – 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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