



Tanglewood, 16 Fir Tree Lane, Swinford, Lutterworth, LE17 6BH

HOWKINS &
HARRISON



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Swinford, Lutterworth, LE17 6BH

Guide Price: £575,000

Tanglewood is an exceptional family home set on a generous plot, with a beautifully landscaped front and rear garden along with a large driveway offering parking for multiple vehicles. The property boasts an impressive open plan living space to the ground floor and also benefits from a double garage with a door for side access and an EV charger. With four double bedrooms, three bathrooms and a private rear garden, this home is perfect for family living.

Features

- Sought after village location
- Substantial detached property
- Four double bedrooms
- Three bathrooms, two of which are en-suites
- High specification throughout
- Beautifully presented
- Open plan living space
- Karrndean flooring and oak internal doors
- Underfloor heating
- Utility room and downstairs cloakroom
- Double detached garage with EV charger
- Delightful gardens with outdoor entertaining space
- Fully integrated Sonos multi-room audio system



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

A welcoming entrance hallway with Velux and dual-aspect windows floods the space with natural light. The hallway features underfloor heating and Karndean flooring, setting the tone for the quality finishes throughout. Off the entrance hall is a spacious living room with a bay window overlooking the front garden and a gas fireplace with limestone surround providing a stylish focal point. French doors open directly onto the rear garden, and plush carpets create a warm, comfortable feel. The home also features solid oak doors and a fully integrated Sonos multi-room audio system throughout both floors. Flowing through, the layout opens into an open reception area with underfloor heating and Karndean flooring that continues seamlessly into the extended dining room. High, sloping ceilings with Velux windows create an airy, light-filled space, while French doors lead to the beautifully landscaped rear garden, ideal for outdoor dining and entertaining. A spacious carpeted study adjoins the open plan reception room and overlooks the dining area. Additionally, a large cupboard housing the home's media and network systems is tucked away in this room. The kitchen is fitted with shaker-style cabinetry complemented by granite worksurfaces, a large ceramic Belfast style sink, double oven, a Bosch induction hob with additional space for a fridge/freezer. An additional worktop area to the rear provides ample storage. A generous utility room is accessed through the kitchen. This offers further storage, plumbing for a washing machine and dryer, along with a wine fridge, an extra sink and a door to provide access to the rear garden. A downstairs cloakroom, which is accessed off the hallway and has shaker-style cabinetry, underfloor heating, and built-in storage, completes the ground floor.





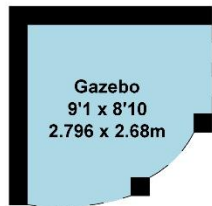
First Floor

An elegant oak staircase leads to the first floor, where brand-new carpets enhance the sense of comfort and quality. The landing provides access to a partially boarded loft with light and power. Throughout the first floor the integrated Sonos multi-room audio system has been added into each room, alongside carpeted bedrooms and solid oak doors. The master suite overlooks the front of the property and features a stylish radiator and four door built-in wardrobes. The en-suite includes a walk-in rainfall shower, wash hand basin and WC inset into a vanity unit and a heated towel rail. Bedroom two is a generous double with dual-aspect windows overlooking the front of the property and also benefits from its own en-suite shower room with walk-in electric shower, WC, wash hand basin and heated towel rail. Bedrooms three and four are both spacious doubles, positioned to the rear boasting views over the garden. The family bathroom offers a large bath with overhead shower, heated towel rail and a bespoke range of oak cabinetry with built-in storage, inset wash hand basin and WC.

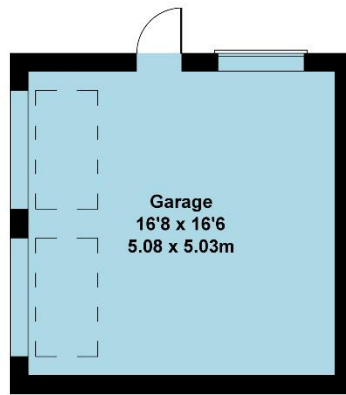


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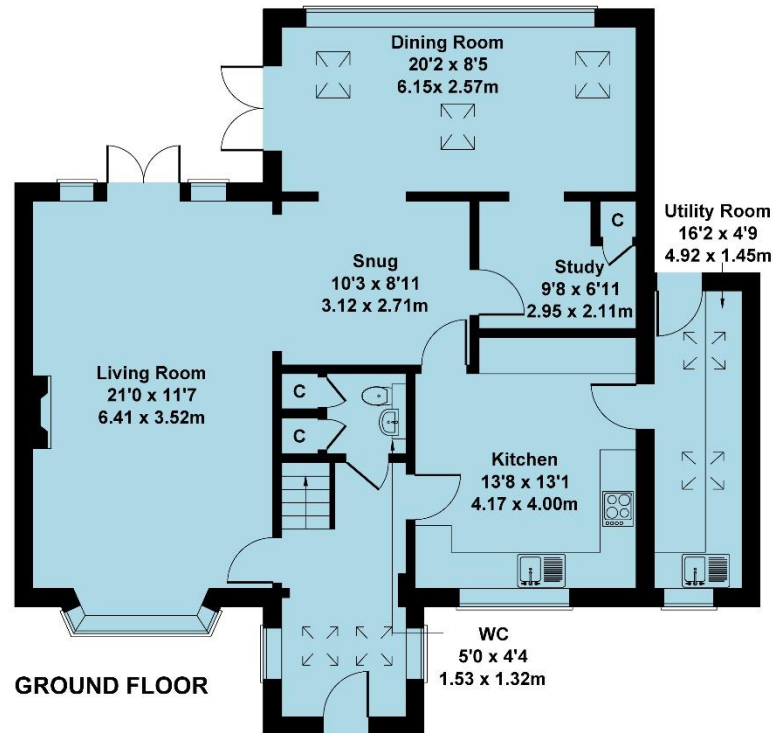
Approximate Gross Internal Area
2067 sq ft - 192 sq m



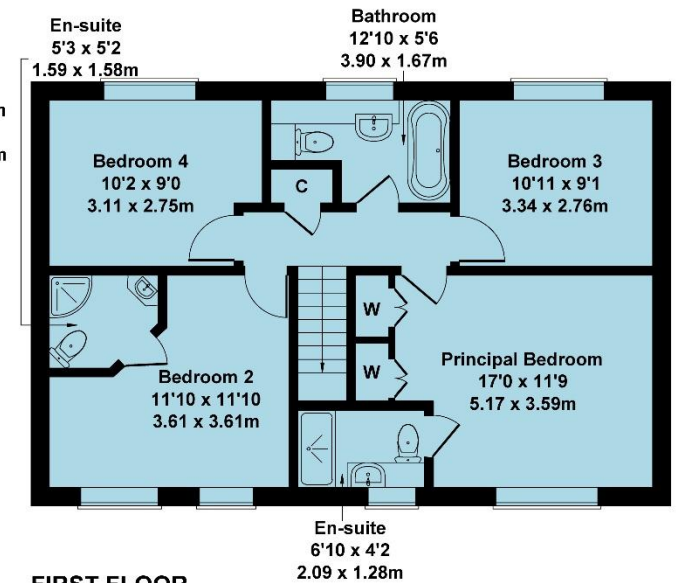
OUTBUILDING



GARAGE



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Outside

The rear garden has been tastefully landscaped, featuring multiple seating areas, a pergola finished with a slate roof, along with built-in lighting and outdoor speakers, which makes this an ideal space for outdoor entertaining. The front garden wall incorporates brick lighting, while automatic up/down lights on either side of the front door highlight the property's elegant facade at night. Additionally, wide side access connects the garden to the front driveway.



Smart Home & Technology

Tanglewood is equipped with a fully integrated Sonos multi-room audio system, extending throughout the house and outdoor patio area which makes this home perfect for entertaining or setting ambience indoors and outdoors. The property is fitted with Cat 6 data cabling in most rooms and a professional hardwired Wi-Fi system, ensuring fast, reliable connectivity for home working, streaming, and smart devices. A modern unvented hot water cylinder delivers excellent water pressure for consistently powerful showers. Discreet external security cameras provide additional peace of mind and allow for remote viewing of the property. The smart EV charger can be managed via an app, offering convenience and energy efficiency for electric vehicle owners.





Viewing

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

Fixtures and Fittings

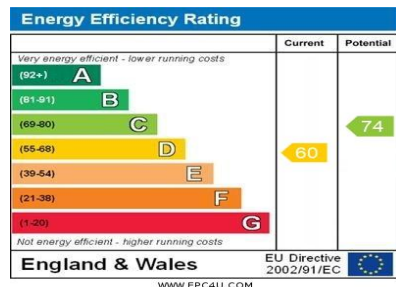
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.
Council Tax Band – F.



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