



Sinclair

Cornerways, 56 Foan Hill, Swannington, Leicestershire, LE67 8RD

£474,500

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Property at a glance

- Four Bedrooms
- Lounge & Study
- Sitting/Dining Room
- Council Tax Band*: E
- Bathroom, Shower Room & Washroom
- Family Room & Conservatory
- Fitted Kitchen
- Price: £474,500

Overview

** IN EXCELLENT CORNER GROUNDS OF APPROXIMATELY 0.25 ACRES, AN INDIVIDUAL FOUR BEDROOM AND FOUR RECEPTION ROOM DETACHED HOME WITH DOUBLE GARAGE. EPC RATING D. ** SINCLAIR ESTATE AGENTS are pleased to offer this spacious family home enjoying views over the sought after village of Swannington and including large reception hall, inner hall, guest cloakroom with wc, study, spacious lounge, conservatory, family room, sitting/dining room, fitted kitchen and utility room, four bedrooms, en-suite shower room, en-suite washroom, family bathroom, double garage, brick shed with potential for home office and corner grounds including courtyard, walled and lawned front and side gardens.

Location**

Swannington is a former mining village in Leicestershire. It was the site of the Leicester to Swannington Railway which partially opened in 1832 and reached Swannington in 1833. The parish church of Saint George was opened in 1825 and is built on a spot reputedly chosen by William Wordsworth, a regular guest of Sir George Beaumont of nearby Coleorton Hall. Hough Mill was built near a nature reserve established on the remains of Califat colliery (a 19th-century mine). It has been claimed as the birthplace of Robin Hood. The village includes two public houses, a restaurant and the well regarded Swannington primary school. Nearest Airport: East Midlands (8.2miles) Nearest Train Station: Loughborough (10.7miles) Nearest Town: Coalville (2.5miles) Nearest Motorway Access: M1 (J23) A/M42 (J13).



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

Reception Hall

17'5" x 7'10" (5.33 x 2.41)

With radiator, double glazed window and uPVC double glazed entrance doors to both front and side with timber effect vinyl flooring.

N.B. This area has the space and potential for other uses, if desired.

Inner Hall

With radiator, cupboard beneath staircase and double doors to the lounge.

Guest Cloakroom

With white suite having chrome finished fittings comprising low level wc, pedestal wash hand basin, walls partly tiled and uPVC double glazed window.

Study

7'8" min x 6'4" x 8'7" (2.36 min x 1.95 x 2.64)

With double glazed window to front and radiator.

Spacious Lounge

22'0" x 12'4" (6.71 x 3.78)

With feature stone fireplace, two double radiators, double glazed window, archway to sitting/dining room and sliding double glazed doors to the conservatory.

Conservatory

8'7" x 9'6" (2.62 x 2.92)

In Victorian style with double glazed windows, French window and ceramic tiled floor.

Family Room

14'0" x 12'4" (4.27 x 3.76)

With double glazed windows to both sides and laminate floor.

Sitting/Dining Room

11'3" x 13'1" (3.45 x 3.99)

With double radiator and double glazed window to rear.

Fitted Kitchen

12'4" x 13'1" (3.78 x 3.99)

Inclusive of the base and wall cupboards, one and a quarter bowl stainless steel sink unit, built in double oven, four ring hob, filtration hood, second stainless steel sink unit, walls partly tiled, double radiator, double glazed window to rear and double glazed door to the utility room.

Utility room

16'9" x 5'1" (5.11 x 1.57)

Inclusive of the base and wall cupboards, stainless steel sink unit, ceramic tiled floor, radiator, wall mounted gas fired central heating boiler, two double glazed windows to side and uPVC double glazed door to the courtyard.

Gallery Style Landing

With two double glazed windows to front, radiator and access to loft.

Double Bedroom

14'0" x 13'5" (4.27 x 4.11)

With double glazed window to rear and radiator.

En-Suite Shower Room

With modern white suite having chrome finished fittings comprising corner shower area, pedestal wash hand basin, low level wc, walls tiled, floor and wall cupboards, radiator and double glazed window.

Double Bedroom

12'0" x 13'1" (3.66 x 4.01)

With uPVC double glazed window to rear and radiator.

Double Bedroom

12'4" x 8'7" (3.78 x 2.62)

With double glazed window to front enjoying pleasant outlook and radiator.

En-Suite Washroom

Having sliding doors from the bedroom and including a white suite comprising low level wc, pedestal wash hand basin and walls mainly tiled.

Single Bedroom

6'5" x 8'9" (1.98 x 2.67)

With double glazed window to front enjoying pleasant outlook and there is a radiator.

Family Bathroom

With white suite comprising panelled bath with shower over and side screen, pedestal wash hand basin, low level wc, walls partly tiled, double radiator, airing cupboard and double glazed window to side.

Gardens

The property stands well in an elevated position with good sized corner grounds extending to approximately 0.25 acres including gardens to the front, sides and rear.

Courtyard

Being fully paved and walled boundaries with gates.

Brick Store

Accessed from the courtyard.

Double Brick Garage

15'0" min x 18'0" x 20'0" (4.57 min x 5.48 x 6.09)

With up and over entrance door, light, power and side personal door.

Side Vegetable Garden

With water point, fruit trees including pear and plum and brick shed.

Brick Shed

16'11" x 7'6" (5.18 x 2.29)

With double glazed windows to front and side.

N.B. The shed has potential for use as a home office, if desired.

Front Garden

Being walled and lawned with a variety of trees and shrubs.

Side Garden

With patio, lawn and attractive borders with trees and shrubs.

Side Tarmacadam Driveway

Approached through double wrought iron entrance gates providing ample parking and turning space together with access to the double garage.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



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