

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

19 Main Street, Swannington, Leicestershire, LE67 8QJ

01530 838338 sinclairestateagents.co.uk

Offers In Excess Of
£300,000

Property at a glance

- Four Bedrooms
- En-Suite
- Garage
- Two Reception Rooms
- Field Views
- Village Setting
- Council Tax Band*: B
- Price: £300,000

Overview

This EXTENDED FOUR BEDROOM COTTAGE comes to the market offering off road parking, GARAGE and a good sized rear garden with field views. Accommodation includes 20'3" lounge, separate dining room, kitchen, utility and wc to the ground floor and four bedrooms including en-suite to the main bedroom and family bathroom. Situated within the heart of the popular commuter village of Swannington this property is not one to be missed, view now in order to avoid disappointment. EPC RATING D.

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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GROUND FLOOR

Lounge

11'5" x 20'3" (3.48m x 6.17m)

Entered via a uPVC front door with inset opaque double glazed panel, having an adjacent uPVC double glazed window to front, a cast iron multi fuel log burner with a York stone hearth, also having wall lighting, exposed timber beams, stairs rising to the first floor with access to understairs storage and further uPVC double glazed window to side.

Dining Room

13'4" x 12'0" (4.06m x 3.66m)

Having ceramic tiled flooring, a uPVC framed patio door to rear with access to the kitchen.

Kitchen

7'0" x 11'8" (2.13m x 3.56m)

Having a range of wall and base units with rolled edge work surfaces, a four ring gas hob, electric oven and grill, sink and drainer unit with tiled splash backs, ceramic tiled flooring, space and plumbing for appliances and uPVC double glazed window to the front.

Utility Room

7'0" x 7'6" (2.13m x 2.29m)

Having a range of base units beneath which sits space and plumbing for appliances and having an extractor fan, continued flooring from the kitchen, uPVC double glazed window to the side, wall mounted gas fired central heating boiler and uPVC door accessing the rear garden.

WC

Comprising a low level WC, wall mounted wash hand basin with continued flooring from the utility room and having an opaque uPVC double glazed window to rear.

FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to four bedrooms including the en-suite shower room and family bathroom respectively and comprise access to over stair storage which in turn comprises the hot water cylinder.

Bedroom One

12'2" x 11'7" (3.71m x 3.53m)

Enjoying a dual aspect with uPVC double glazed window to front and rear.

En-Suite

3'8" x 8'7" (1.12m x 2.62m)

This three piece white suite comprises a low level WC, pedestal wash hand basin with tiled splash backs, a shower enclosure with electric shower and having extractor fan, loft access and opaque uPVC double glazed window to rear.

Bedroom Two

11'6" x 12'0" (3.51m x 3.66m)

Having uPVC double glazed window to front with sliding wardrobes, loft hatch and wall lighting.

Bedroom Three

6'5" x 8'8" (1.96m x 2.64m)

Having uPVC double glazed window to rear.

Bedroom Four

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

Having fitted wardrobe and uPVC double glazed window to rear.

Family Bathroom

5'5" x 7'3" (1.65m x 2.21m)

The three piece white suite comprises a low level WC, pedestal wash hand basin, panel bath with timber effect vinyl floor, extractor fan and opaque uPVC double glazed window to side.

OUTSIDE

Rear Garden

A paved patio area gives way to a raised set of steps ascending the front lawn facilitated by a water point and surrounded by picket fencing and timber closed board fence panelling. The garden also host a greenhouse with allotment area to the rear, a uPVC framed kennel with slate tiled roof, light, power and uPVC front door and the garden also hosts two external brick stores.

Front

Offering off-road parking for multiple vehicles and giving way to the front door.

Garage

8'5" x 11'9" (2.57m x 3.58m)

Having both light and power, a timber door to front and further timber doors to rear.

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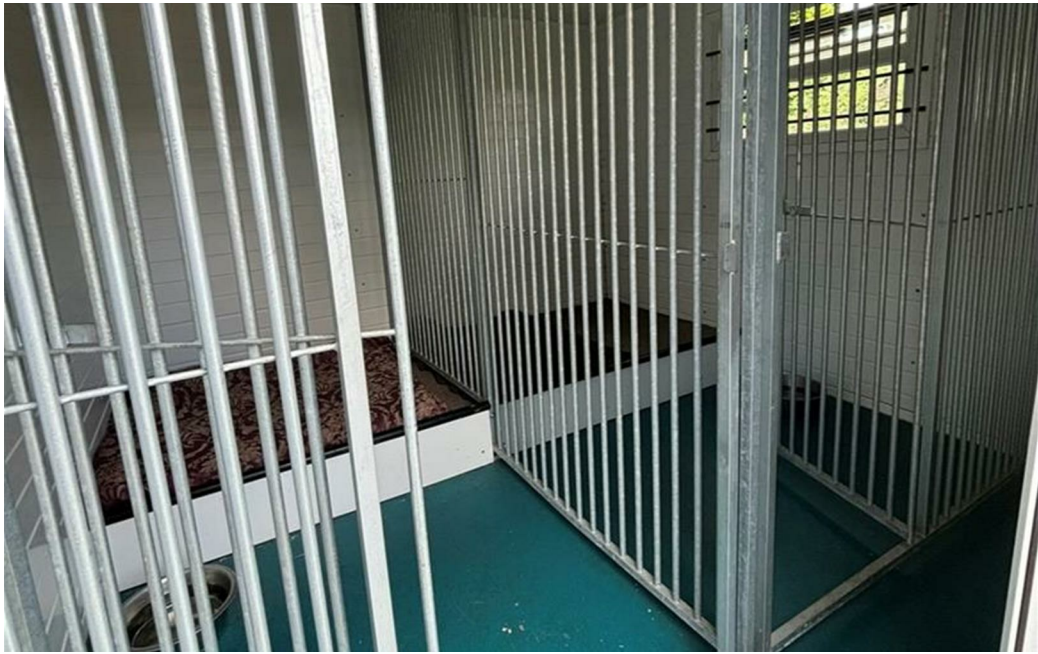
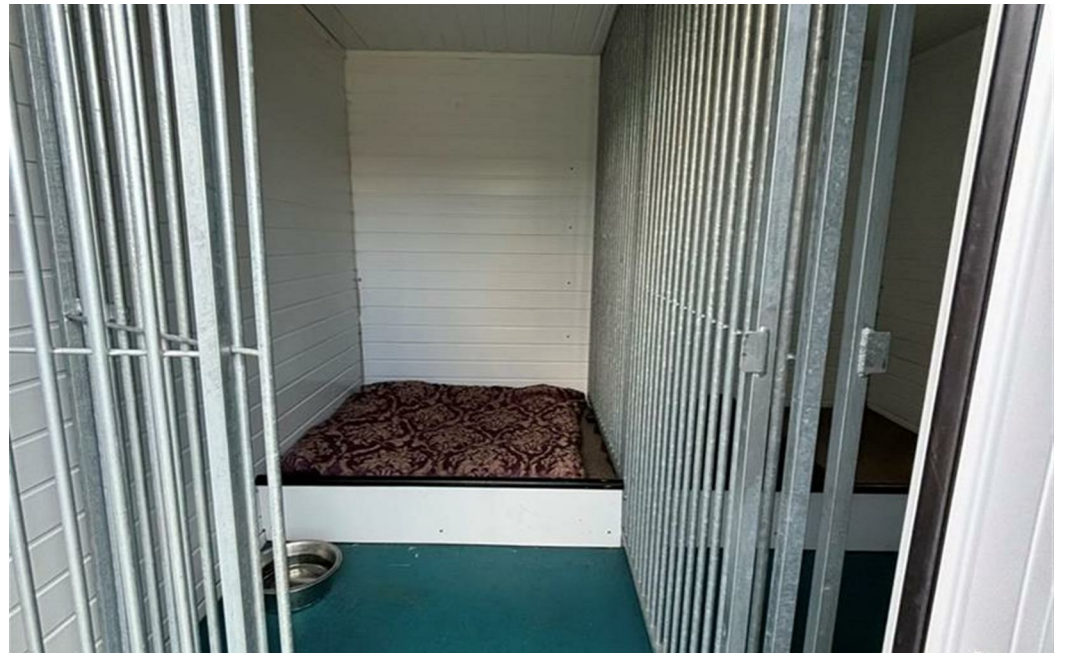


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(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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