



Sinclair



98 Spring Lane, Swannington, Leicestershire, LE67 8QQ

£180,000

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Property at a glance

- Character Property
- Two Double Bedrooms
- Large Rear Garden
- Council Tax Band*: A
- Off Road Parking
- Field Views
- Boarded Loft Room
- Price: £180,000

Overview

****CHARACTER PROPERTY**** this TWO DOUBLE BEDROOM COTTAGE comes to the market offering field views, an expansive rear garden and OFF ROAD PARKING. Situated within the sought after commuter village of Swannington, the property boasts a cosy lounge leading to a fitted kitchen diner and ground floor bathroom respectively with stairs rising to the first floor giving way to two double bedrooms whilst also boasting a good size loft space. Early viewings come highly advised in order to avoid disappointment. EPC RATING AWAITED.

Location**

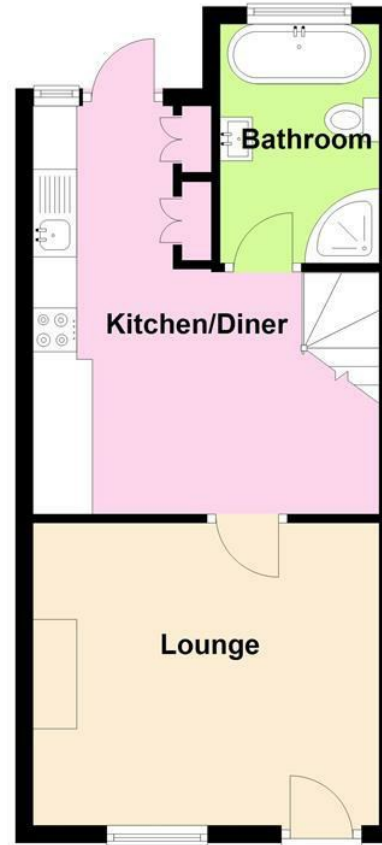
Swannington is a former mining village in Leicestershire. It was the site of the Leicester to Swannington Railway which partially opened in 1832 and reached Swannington in 1833. The parish church of Saint George was opened in 1825 and is built on a spot reputedly chosen by William Wordsworth, a regular 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.

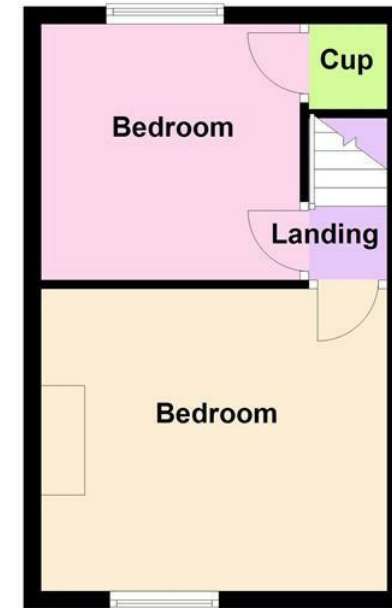
Ground Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.3 sq. feet)



Total area: approx. 59.9 sq. metres (645.0 sq. feet)

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Detailed Accommodation

GROUND FLOOR

Lounge

13'0" x 11'4" (3.96m x 3.45m)

Entered through a uPVC front door and having an adjacent uPVC double glazed window to front whilst giving way to the kitchen diner.

Kitchen Diner

8'3" x 9'1" (minimum) (2.51m x 2.77m (minimum))

Inclusive of a range of wall and base units with complimentary rolled edge worksurfaces, a four ring gas hob with splash screen and extractor hood, with an electric oven and grill, sink and drainer unit with swan neck mixer tap and having space and plumbing for appliances. Other benefits include a timber effect laminate flooring, a fitted microwave oven, a uPVC door accessing the rear garden and having stairs rising to the first floor.

Bathroom

5'5" x 9'0" (1.65m x 2.74m)

This four piece white suite comprises a low level push button WC, pedestal wash hand basin with mono block mixer tap, a corner shower enclosure with waterfall thermostatic shower, a free standing bath with mixer tap, tiled splash backs, ceramic tiled flooring, chrome heated towel rail and opaque uPVC double glazed window to rear.

FIRST FLOOR LANDING

Bedroom One

11'7" x 11'2" (3.53m x 3.40m)

Enjoying a uPVC double glazed window to front.

Bedroom Two

9'7" x 9'0" (2.92m x 2.74m)

Having a uPVC double glazed window to rear, access to over stairs storage which in turn gas fired central heating boiler and having loft hatch accessing a loft room via a pull down ladder (11'8 x 10'3).

OUTSIDE

Private Rear Garden

A raised patio with stone shingled edging gives way to a well maintained lawn surrounded by timber closed board fence panelling and facilitated by side gated access and comprises a brick store, timber framed summer house and separate rear garden with an additional lawn boasting privacy.

Front

A driveway offers off road parking to the front of the property which in turn gives way to the front door.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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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