



EDWARD KNIGHT
ESTATE AGENTS

2 SIMONS CLOSE, SWINFORD, LUTTERWORTH, LE17 6BU

£340,000





SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this immaculate three bedroom detached family home which is perfectly situated in a quiet cul de sac on a private road in the highly sought after village of Swinford, Leicestershire.

In brief the accommodation comprises of an entrance hall, ground floor cloakroom/w.c, lounge with feature place, kitchen/dining room and study. To the first floor there are three well proportioned bedrooms with the master bedroom having an en-suite shower room and a family bathroom with white suite. Externally the property has well maintained gardens to the front and rear and there is a driveway to the side of the property providing off road parking. Viewing is highly recommended to avoid disappointment. No Onward chain.



LOCATION

Swinford is a thriving village which has excellent access to the M1/M6/A14 and is only 15 minutes from Rugby town centre and Rugby railway station which offers a mainline intercity service to London Euston in approximately 50 minutes. The village itself has the popular Chequers Inn public house, local church, well regarded primary school and children's play area.







ENTRANCE HALL

11' 6" x 8' 1" (3.51m x 2.46m)

CLOAKROOM/ W.C

5' 6" x 4' 5" (1.68m x 1.35m)

LOUNGE

16' 4" x 9' 7" (4.98m x 2.92m)

DINING ROOM

10' 9" x 9' 7" (3.28m x 2.92m)

KITCHEN

8' 9" x 8' 5" (2.67m x 2.57m)

STUDY

7' 9" x 6' 4" (2.36m x 1.93m)

LANDING

10' 3" x 10' 1" (3.12m x 3.07m)

BEDROOM

10' 6" x 9' 7" (3.2m x 2.92m)

ENSUITE

9' 6" x 6' 0" (2.9m x 1.83m)

BEDROOM

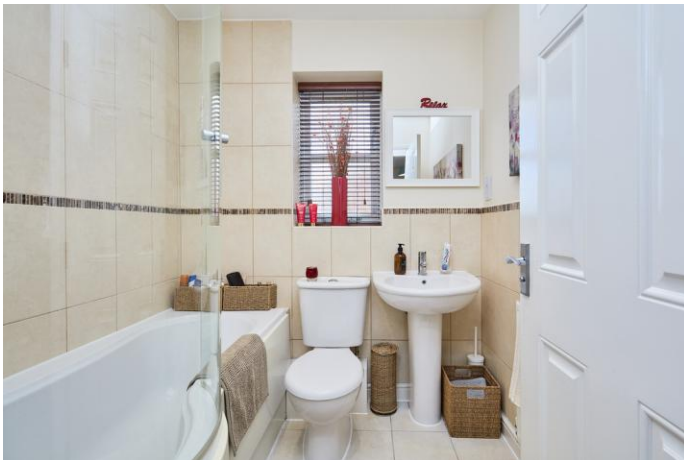
13' 8" x 9' 5" (4.17m x 2.87m)

BEDROOM

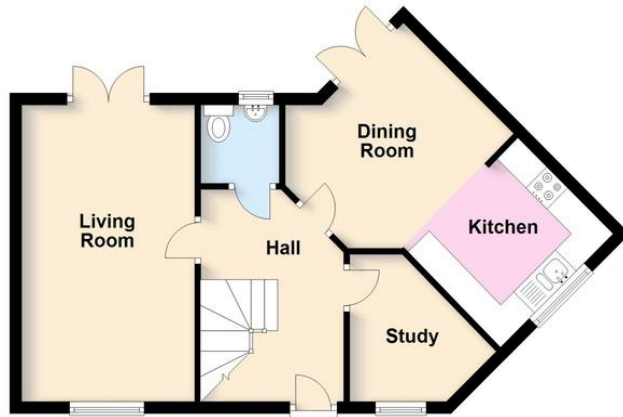
7' 2" x 6' 10" (2.18m x 2.08m)

BATHROOM

6' 6" x 6' 4" (1.98m x 1.93m)



Ground Floor
Approx. 45.5 sq. metres (490.1 sq. feet)



First Floor
Approx. 45.5 sq. metres (489.5 sq. feet)



Total area: approx. 91.0 sq. metres (979.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		