



EDWARD KNIGHT
ESTATE AGENTS

9 CHAPEL FIELDS, SWINFORD, LUTTERWORTH, LE17 6BS

£475,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this fantastic, extended, four bedroom home located in the highly sought after village of Swinford, Leicestershire. Situated in a quiet cul de sac in the heart of the village, this property boasts spacious open plan living, perfect for a family home.

In brief the ground floor accommodation comprises of an entrance hall, sitting room/study, ground floor W.C., utility room, spacious open plan kitchen/dining/living room being perfect for entertaining guests.

To the first floor there is a family bathroom and four well-proportioned bedrooms, the master benefiting from built in wardrobes and an ensuite shower room. Externally, the property provides a pristine, plastered and insulated double garage with electric door, further ample off-road parking and a beautiful rear garden with patio for outside dining and views of open countryside.



LOCATION

Swinford is an attractive village, lying six miles northeast of Rugby and just over three miles to the south of Lutterworth. The thriving village 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 48 minutes. The village itself has the popular Chequers Inn public house, local church, well regarded primary school and children's play area, there is also a good range of state and secondary schools nearby in Lutterworth, Market Harborough.







GROUND FLOOR

ENTRANCE HALL

SITTING ROOM/STUDY

12' 6" x 14' 8" (3.81m x 4.47m)

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

17' 6" x 27' 7" (5.33m x 8.41m)

UTILITY ROOM

9' 0" x 6' 11" (2.74m x 2.11m)

SIDE LOBBY

CLOAKROOM/WC



FIRST FLOOR

MASTER BEDROOM

13' 9" x 13' 2" (4.19m x 4.01m)

ENSUITE SHOWER ROOM

7' 7" x 6' 6" (2.31m x 1.98m)

BEDROOM TWO

13' 8" x 14' 4" (4.17m x 4.37m)

BEDROOM THREE

10' 3" x 8' 11" (3.12m x 2.72m)

BEDROOM FOUR

6' 8" x 9' 4" (2.03m x 2.84m)

FAMILY BATHROOM

DOUBLE GARAGE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart