

Spring Lane

Swannington, Coalville, LE67 8QQ

John 
German





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£475,000

Lovely traditional double fronted village home set on an excellent sized plot that has been thoughtfully extended and offers versatile modern open plan living with a stunning lantern roof twin bi-fold door garden room, ample off road parking and double garage.

Swannington is a sought-after rural village located five miles east of Ashby-de-la-Zouch and 2 miles from Coalville. Surrounded by countryside it's great for commuters with access to the M42, M1 and A50 close by, whilst enjoying a great village school, hugely popular Indian restaurant and a good local pub!

Accommodation - The property sits well back from the road behind a tree lined plot with extensive driveway providing off road parking for multiple vehicles alongside access to a detached double garage.

A look inside will reveal an entrance porch leading into the entrance hall with stairs leading off. To your right you will find a very useful study/family room whilst to your left you step into a long living room which has at its focal point a warming central log burning stove with raised hearth and beamed mantel over. From the living room you step into a second sitting area which has lovely views to the rear through the garden room. This versatile space has bi-fold doors into the garden room that has a tiled floor with under floor heating, a feature glazed lantern roof and two sets of bi-fold doors that allow for a seamless in and out connection with the garden and patio area.

The kitchen is a modern contemporary affair finished with high gloss red cabinets that wrap around the room providing plenty of storage together with complementary countertops. There are a variety of integral appliances, space for an American style fridge freezer and practical tiled flooring runs throughout. Leading off the kitchen is a useful rear utility/boot room with door to outside and a ground floor shower room which has underfloor heating, tiled floor, enclosed shower, WC and pedestal wash hand basin.

Return to the main hall and climb the stairs to the first floor where you will find three double bedrooms offering views over the gardens or the tree lined outlook to the fore. The family bathroom is finished in white and has complementary tiling to the walls with inset mosaic border tile alongside a panelled bath with electric shower over, glazed folding screen, pedestal wash hand basin, WC and ladder style towel radiator.

Outside - As previously mentioned the property has a large driveway with plentiful parking alongside a double garage. Gated side access leads you through to the wonderful rear gardens that offer an extensive raised paved terrace entertaining area with cast iron and timber balustrade surround. Step down to a large lawned garden flanked either side by mature borders. A timber building offers a gym/home office and also incorporates a sauna.

The property has the benefit of solar panels (currently with 12 years of FIT payments included).

Agents Note: Purchasers should be made aware the vendors are retaining the lower section of the garden and have planning permission for two individual split level dwellings to be constructed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14092023

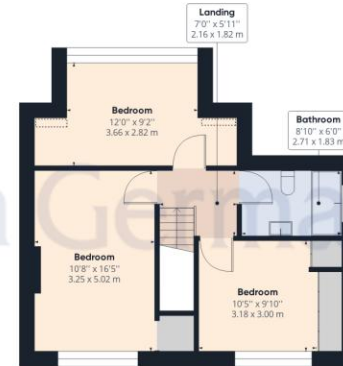
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1588.00 ft²

147.53 m²

Reduced headroom

4.43 ft²

0.41 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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