

Station Hill

Swannington, Coalville, LE67 8RJ

John 
German





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Swannington, Coalville, LE67 8RJ

£450,000

A beautifully presented, spacious family home which is beautifully proportioned, offers ample reception space and has a lovely sized private rear garden.



This super home would make an ideal purchase for growing or established families.

The property is located less than half a mile to Swannington C of E Primary School, further amenities include Swannington Village Hall, The Robin Hood public house while supermarkets and larger retailers can be found in nearby Coalville (approx. 5 minutes away by car).

Public transport is well catered for by regular bus service while commuter access to the M1 and M42 is excellent.

Accommodation comprises; four bedrooms, en-suite, family bathroom, ground floor W.C., utility room, lounge, dining room, breakfast kitchen, study, playroom and conservatory.

Externally, the property has a well sized east facing rear garden with open aspect to the south side. The single garage offers excellent storage or parking while the front driveway can comfortably accommodate four vehicles.

To view this super home, please contact John German Ashby office.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA17122024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1810.71 ft²

168.22 m²

Reduced headroom

97.15 ft²

9.03 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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