Hough Hill

Swannington, Coalville, LE67 8RF




the Rose - Sparrows
Campbell's
CONDENSED
TOMATO
SOUP
John German

Hough Hill

Swannington, Coalville, LE67 8RF

£500,000

A beautifully presented and extended four-bedroom detached home in the popular village of Swannington, featuring a superb open-plan kitchen, dining and living area, versatile ground-floor fourth bedroom/family room, generous driveway parking and a lovely rear garden with open countryside views.



A beautifully presented and thoughtfully extended four-bedroom detached home, offering an impressive blend of contemporary family living and attractive countryside surroundings. Situated in the popular village of Swannington, the property enjoys wonderful open field views to the rear, while the substantial ground-floor extension has created a fantastic open-plan kitchen, dining and living space, complemented by a separate lounge and a versatile fourth bedroom/family room, a utility room and ground-floor shower room. With stylish finishes throughout, generous driveway parking and a lovely rear garden, this is a home with plenty to offer.

Description
The welcoming entrance hallway immediately sets the tone for the rest of the property, with attractive herringbone flooring, a tall feature radiator and a staircase with a contemporary glass balustrade. Doors lead to the principal ground-floor rooms, while a useful understairs cupboard provides additional storage.

To the front of the property is a lovely separate lounge, offering a comfortable space to sit back and relax. The attractive bay window, fitted with plantation shutters, allows natural light to fill the room, while the generous proportions provide plenty of space for comfortable seating and freestanding furniture. Alongside this is the versatile fourth bedroom/family room, currently used as a children's playroom. This flexible space could equally serve as a ground-floor bedroom, home office, cosy sitting room or playroom, depending on individual needs.

Undoubtedly the heart of this home is the impressive extended kitchen, dining and family living area, a wonderfully spacious and sociable room designed for modern everyday living. The kitchen is fitted with an attractive range of wall and base units, complemented by quartz worktops and a central island with breakfast bar seating and a Belfast sink. Integrated appliances include a fridge/freezer and dishwasher, while a range-style cooker with extractor above completes the kitchen. The room opens naturally into generous dining and family seating areas, creating a fantastic space for everything from everyday family meals to entertaining friends and relatives. Herringbone flooring flows throughout, while contemporary vertical radiators and recessed spotlights add to the modern finish. Across the rear of the room are bifold doors, drawing in plenty of natural light and providing a lovely connection to the garden. With glimpses of the open countryside beyond, this is a particularly inviting space to enjoy throughout the year.
Leading off the kitchen is a well-appointed utility room, providing a practical addition to the home. Fitted with matching base and tall storage units, laminate worktops and a Belfast sink, there is also space for a washing machine and a door providing access to the side of the property. From here, a stylish ground-floor shower room features a thermostatic shower with contemporary black fittings, a wash hand basin, low-level WC and heated towel radiator. Attractive green tiling adds a lovely finishing touch, with half-height tiling around the room and full-height tiling within the shower enclosure.

Moving upstairs, the landing provides access to three further bedrooms and the family bathroom. The main bedroom is a lovely, well-proportioned double room, featuring an attractive bay window with plantation shutters and ample space for bedroom furniture. Two further bedrooms provide comfortable accommodation, with the rear-facing rooms enjoying delightful views across the garden towards the surrounding countryside.
The family bathroom has been finished in a charming combination of traditional and contemporary styles. A freestanding claw-foot bath provides an attractive focal point, complete with mixer taps and a rainfall shower over. The suite also includes a pedestal wash hand basin, low-level WC and heated towel radiator, while stylish patterned floor tiles and complementary wall tiling complete the room.

The property has the benefit of an electric remote control ladder that gives access to the loft.

Outside, the property is approached over a substantial gravel driveway, providing ample off-road parking for multiple vehicles and an electric car charger. The attractive rendered exterior, contrasting dark window frames and welcoming entrance give the property a smart, contemporary appearance.
To the rear is a particularly appealing garden, from the kitchen Bifold doors open directly onto a generous block-paved patio, creating an ideal setting for outdoor dining, summer barbecues and entertaining. Steps lead down between raised planting beds to a spacious lawn, while an additional gravelled seating area towards the far end of the garden provides a lovely spot to sit and take in the surroundings. One of the garden's most attractive features is its wonderful outlook, with open fields stretching away beyond the rear.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: The EPC was carried out prior to the extension works.
It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Traditional
Parking: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
Coalfield or mining area: Ex mining area
(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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/24112026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.


John German


John German


John German


John German


John German


John German


John German


THIS IS MY HAPPY PLACE
John German


John German

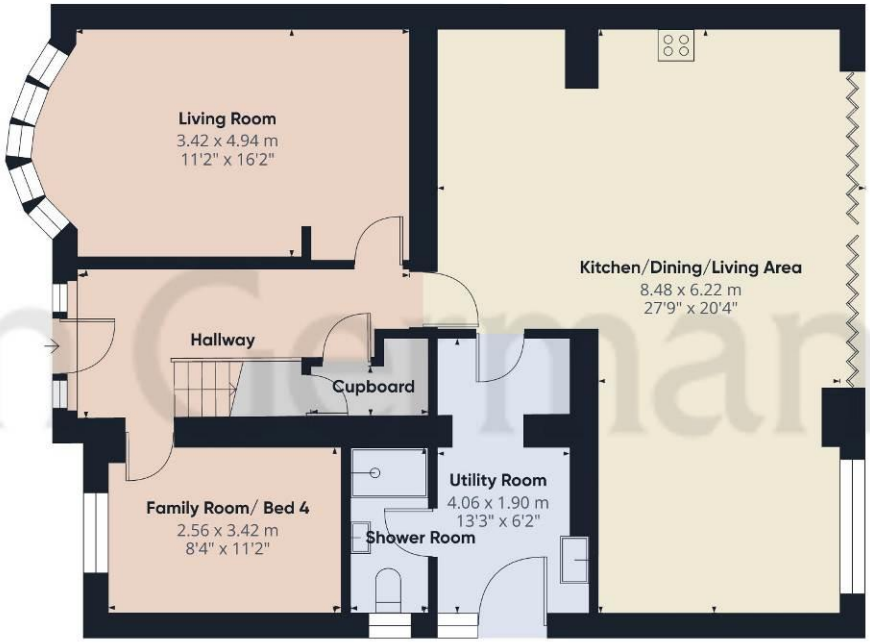

John Germa


John German

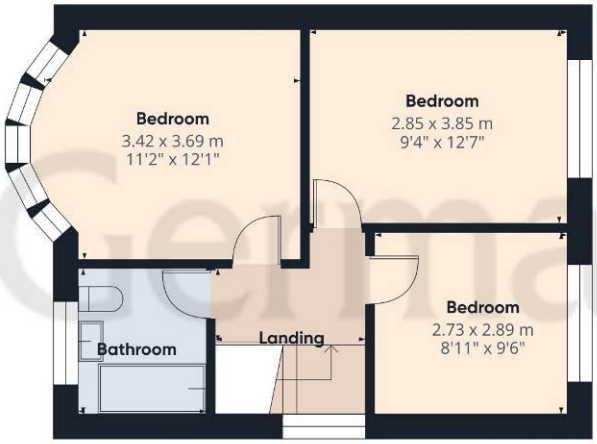

John German


John German


John German



Ground Floor





Floor 1

John German

Approximate total area(1)

110.5 m²

1189 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Agents' Notes

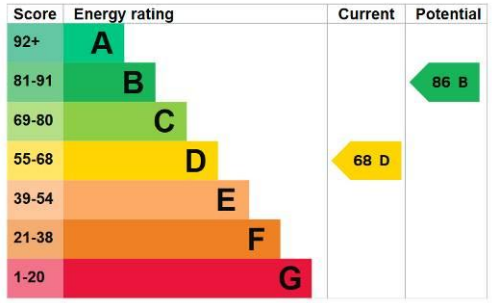
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



John German
63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH
01530 412824
ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





