



# 10 Swannington Road

, Coalville, LE67 3NE

## Offers In Excess Of £500,000

Guide Price £500,000 - £550,000 A beautifully upgraded four double bedroom detached home offering over 2,300 sq ft of stylish, contemporary living. Set on a generous plot, the property combines high-quality finishes with practical family living, including a spectacular open-plan kitchen dining space, triple detached garage/workshop with annex potential, and beautifully landscaped rear garden.

**THE PROPERTY**

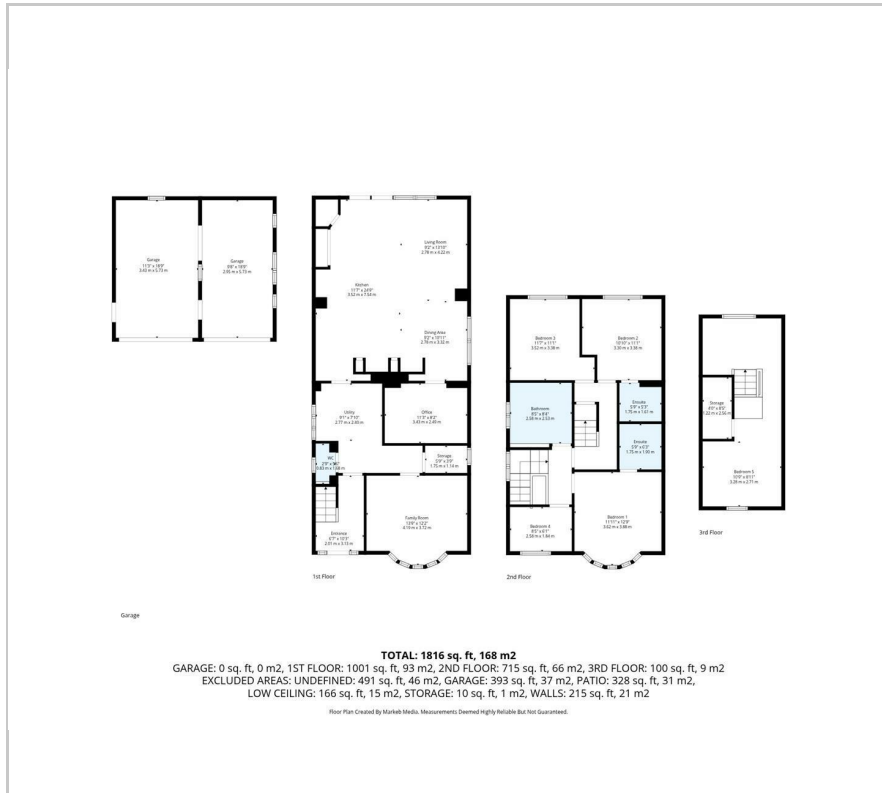
A elegant panelled entrance hall sets the tone for this seriously interior-led home. The ground floor flows effortlessly from a sophisticated living room with striking media wall, through to the showstopping living kitchen — crowned with an orangery roof, flooded with natural light and finished with bespoke Kingswood cabinetry, a large island, integrated drinks station and concealed bar. Bi-fold doors open directly to the garden, while underfloor heating and a second media wall add comfort throughout. A versatile study works equally well as a home office or gym. The exceptional Kingswood utility room includes clever storage, a W.C. and boot room — keeping family life beautifully organised. Upstairs, the generous landing leads to a luxurious master suite with contemporary grey ensuite, a second double bedroom with its own ensuite, a third double currently used as a treatment

- Comprehensively renovated and extended by current owners creating a stunning family home
- Spectacular living kitchen with orangery roof, bi-fold doors, and bespoke Kingswood kitchen featuring large island and barrister drinks station with hidden bar
- Two striking media walls adding contemporary style to living spaces
- Impressive triple garage/workshop with potential for annex conversion (STPP) + Private Driveway for several vehicles
- East-facing sunny garden with patio, lawn, and secure gated access
- Stylish family bathroom with pebble-shaped feature bath
- Four bedrooms - Master & Bedroom Two both with modern ensuites
- Versatile study/gym, exceptional utility room by Kingswood Designs with W.C. and boot room
- Generous attic room providing flexible guest accommodation or private retreat

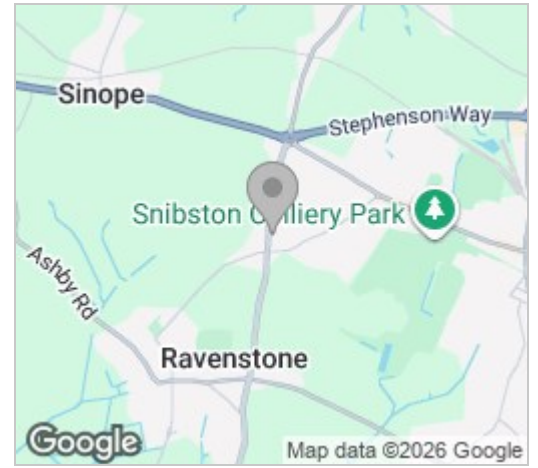
**Viewing**

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

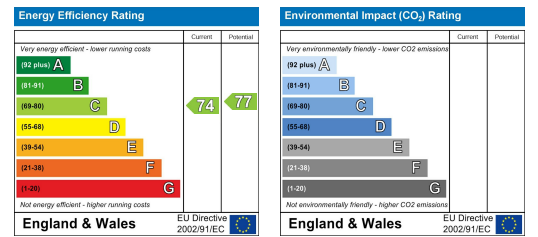
# Floor Plan



# Area Map



# Energy Efficiency Graph



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