



44 Hough Hill, Swannington

£195,000

# 44 Hough Hill

Swannington, Coalville

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM MID-TERRACE HOME SITUATED IN THE POPULAR VILLAGE OF SWANNINGTON BENEFITING FROM NEIGHBOURING VIEWS WHEREBY AN EARLY INSPECTION COMES HIGHLY ADVISED IN ORDER TO APPRECIATE THE CONTEMPORARY ACCOMMODATION OVER TWO FLOORS. In brief the accommodation comprises; lounge, dining room, modern kitchen located on the ground floor whilst stairs rise to the first floor offering two double bedrooms and a stunning four piece family bathroom suite. Externally the property offers the ideal outside space with split level lawns and upper patio area with large outbuilding with light and power supply. Additional benefits include double glazing and gas central heating.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two Double Bedrooms
- Living Room & Dining Room
- Contemporary 4 Piece Bathroom
- Popular Village Location
- Beautifully Presented Home
- Rear Garden & Outbuilding



## GROUND FLOOR

### Lounge

11' 9" x 13' 9" (3.58m x 4.19m)

Entered through a uPVC front access door and having uPVC double glazed window to front, radiator, ceiling coving, meter cupboard and a feature fireplace housing multi fuel burning stove.

### Dining Room

11' 8" x 13' 9" (3.56m x 4.19m)

Having uPVC double glazed window to rear, radiator, laminate flooring, ceiling coving and feature fireplace with inset electric fire and stairs rising to the first floor with access to understairs storage.

### Kitchen

13' 8" x 7' 0" (4.17m x 2.13m)

Having a range of modern wall and base units with integrated oven and grill, four ring gas hob, stainless steel one-and-a-half bowl sink and drainer with mixer tap along with double glazed side elevated window and uPVC access door, laminate flooring, tiled splashback, space and plumbing for appliances, radiator, inset down lights and wall mounted Worcester combination boiler.

## FIRST FLOOR

### Landing

Having radiator, loft access and all rooms leading off.

### Bedroom One

11' 9" x 13' 5" (3.58m x 4.09m)

Having uPVC double glazed window to front, radiator and two double built in wardrobes with hanging and overhead storage.



### **Bedroom Two**

11' 9" x 11' 4" (3.58m x 3.45m)

With uPVC double glazed window to rear, radiator and over stairs storage.

### **Family Bathroom**

Is fitted with a contemporary four piece white suite comprising freestanding roll top claw foot bath with separate walk-in double shower unit with mains overhead and hand held shower head, low level w.c, pedestal wash hand basin, uPVC double glazed opaque window to rear, wood effect vinyl flooring, metro tiled splash backs, chrome heated towel rail, inset down lights, shaver socket and extractor fan.

### **OUTSIDE**

### **Rear Garden**

The split level rear garden combines steps up to laid to lawn area with sleeper beds and further up to additional lawned area with upper paved patio area along with OUTBUILDING with light and power supply having French double access doors with independent electrical consumer unit and measuring 12'7" x 7'3". There are also outside power points.

### **Front Garden**

The gravelled front garden has sleeper planted beds along with tiled frontage and front brick boundary wall.







**Ground Floor**



**First Floor**





## Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

[coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)

[www.sinclairestateagents.co.uk/#/](http://www.sinclairestateagents.co.uk/#/)

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.