



44 Hough Hill, Swannington

£195,000

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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.

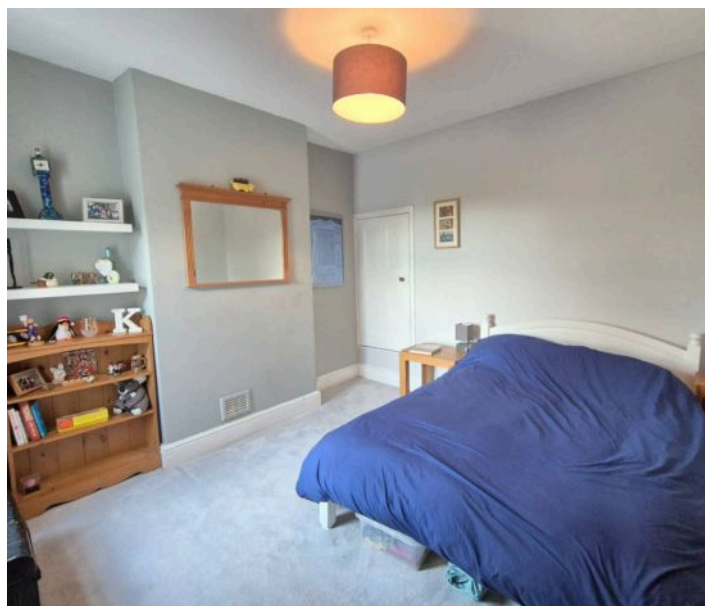
OUTSIDE

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.



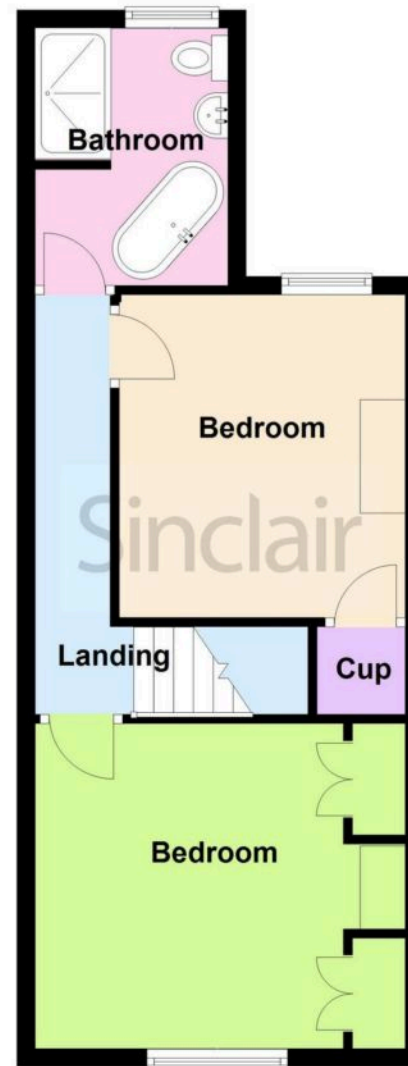


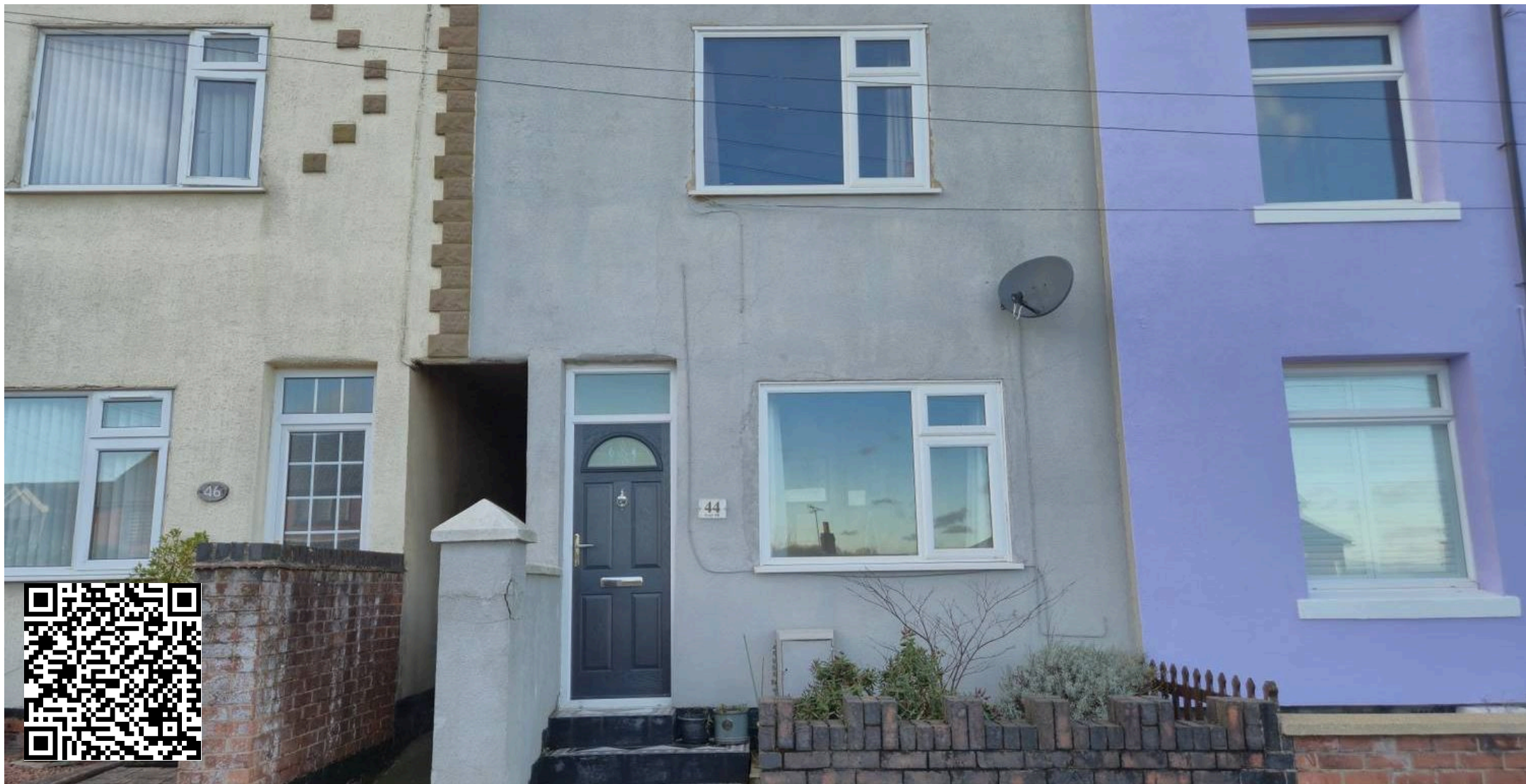


Ground Floor



First Floor





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