



**EDWARD KNIGHT**  
ESTATE AGENTS

10 FOXGLOVE DRIVE, SWINFORD, LUTTERWORTH, LE17 6EN

£355,000





## PROPERTY SUMMARY

This beautifully presented three-bedroom semi-detached family home is tucked away in a quiet cul-de-sac on the edge of the sought-after village of Swinford, enjoying stunning open field views to the rear. Ideally positioned for countryside walks, the village itself offers a primary school, historic church and a well-regarded public house, along with excellent access to the M1, M6 and A14.

Finished to a high standard throughout, the property benefits from a range of quality fixtures and upgrades including Porcelanosa tiling, Villeroy & Boch sanitaryware, integrated Bosch appliances, marble-effect quartz worktops, and high-quality German kitchen units. Further features include Karndean flooring, chrome sockets with USB chargers, and a highly efficient Mitsubishi Ecodan air source heat pump. Built just a few years ago by Williams Homes, the property still benefits from the remainder of its NHBC warranty.

The heart of the home is the impressive open-plan kitchen/dining room, fitted with stylish grey matt units and quartz worktops, complemented by a range of integrated Bosch appliances including a high-level oven, microwave/grill, induction hob, dishwasher and fridge/freezer. The space is enhanced by Karndean flooring, spotlights, undercounter lighting and dual aspect windows, with French doors opening onto the south-facing rear garden, allowing plenty of natural light and taking full advantage of the countryside views.

The living room is a bright and spacious space, also enjoying views over the rear garden and



beyond, and is equipped with multiple TV points and chrome sockets with USB charging.

The ground floor is completed by a welcoming entrance hall and a guest cloakroom, both finished with Karndean flooring, along with a fob-controlled alarm system.

Upstairs, the property continues to impress with three well-proportioned bedrooms, a modern family bathroom and an en-suite to the main bedroom. The principal bedroom is a generous double with open views, TV point and USB sockets. Bedroom two benefits from a mirrored sliding wardrobe, while bedroom three offers built-in storage. The landing also provides access to a useful airing cupboard with hanging space.

Both the en-suite and family bathroom are finished to a high standard, featuring Porcelanosa tiling, Villeroy & Boch sanitaryware and Hansgrohe fittings, along with heated towel rails.

Outside, the property boasts a generous south-facing rear garden, offering a high degree of privacy with a lawn and patio area ideal for entertaining. A lower rear boundary fence has been designed to maximise the open field views. Additional benefits include external power sockets, lighting and a water tap.

To the front, there is a hedgerow boundary and an extra-wide block paved driveway providing off-road parking for two vehicles, complete with an electric car charging point.



This superb, turn-key family home offers modern living in a desirable village setting and is expected to attract strong interest. Early viewing is highly recommended.







## LOCATION

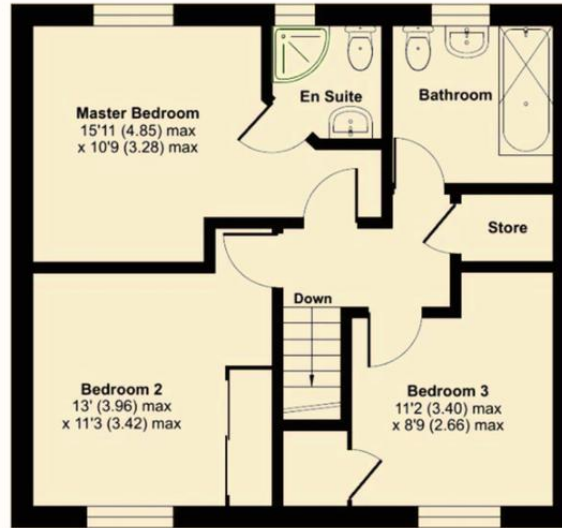
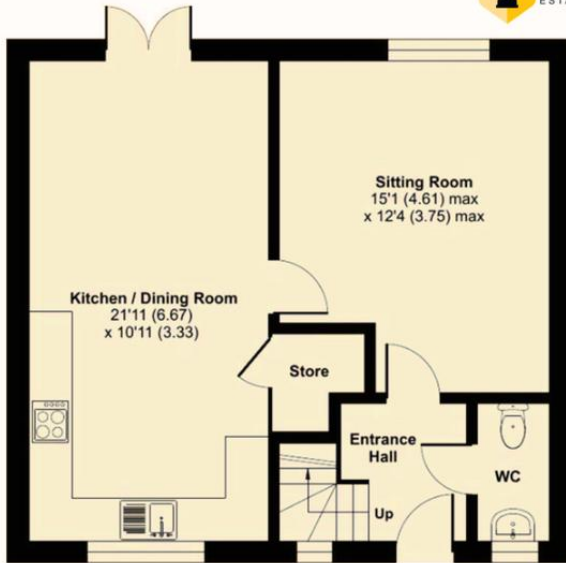
Swinford is a charming and highly regarded village set within the Leicestershire countryside, offering a perfect balance of rural living with excellent connectivity. Surrounded by open fields and scenic walks, the village provides a peaceful setting whilst still being conveniently located for commuters.

Within the village, there is a well-regarded primary school, a historic church and a popular public house, creating a strong sense of community. For a wider range of amenities, the nearby towns of Lutterworth and Rugby offer an excellent selection of shops, supermarkets, cafes and schooling.

Swinford is particularly well positioned for transport links, with easy access to the M1, M6 and A14, making it ideal for those commuting to Leicester, Coventry, Rugby and beyond. Rugby railway station is also within easy reach, providing direct services to London Euston in under an hour.

Overall, Swinford remains a sought-after village location, appealing to buyers looking for countryside surroundings without compromising on accessibility and everyday convenience.





| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             | <b>97 A</b> |
| 81-91 | <b>B</b>      | <b>86 B</b> |             |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |