

Alexanders
MarketMakers.

Main Street
Swannington

- Stunning five bedroom detached residence
- Set in approximately five acres of grounds
- Four reception rooms and a contemporary kitchen
- Full-width garden room overlooking the grounds
- Two en suites and a family bathroom
- Beautifully established gardens and woodland
- Stone outbuildings and timber garden studio
- Ample off-road parking with EV charger
- EPC Rating C / Council Tax Band F / Freehold

Alexanders are delighted to present this exceptional five bedroom residence, occupying an impressive plot of approximately five acres in the heart of Swannington. Offering a wonderful combination of spacious family accommodation and extensive grounds, the property provides three versatile reception rooms, a contemporary kitchen and five well-proportioned bedrooms, two of which benefit from en suite facilities.

The accommodation offers excellent flexibility, with a ground floor bedroom and two adjoining utility areas presenting exciting potential for multi-generational living. Whether accommodating extended family, providing independent guest facilities or simply adapting to changing family needs, the layout offers a wealth of possibilities.

Externally, the property is equally appealing, with extensive traditional stone outbuildings, a timber studio, beautifully established gardens, open lawns, its own woodland and orchard, featuring ten mature fruit trees of various varieties. Further complemented by a charming insulated timber cabin and a picturesque beck, this is a rare opportunity to acquire a substantial and versatile home, enjoying an enviable semi-rural setting within this popular village.













Accommodation:

An entrance porch opens into the central reception hall, providing access to the ground floor accommodation. The spacious, bay-fronted sitting room enjoys a dual aspect and is centered around an attractive stone fireplace with inset gas log effect stove complete with an attractive stone mantelpiece. Spanning the rear of the property, the impressive garden room enjoys far-reaching views across the grounds, with four large Velux roof lights incorporating remote-controlled sun blinds. Offering ample space for both sitting and dining, the room benefits from underfloor heating and a gas log-effect stove, with a natural connection to the kitchen.

The contemporary kitchen is fitted with an extensive range of wall and base cabinetry beneath granite work surfaces, complemented by a selection of integrated appliances, including a dishwasher, double oven and wine fridge. A separate formal dining room provides further entertaining space and could equally serve as an additional reception room.

Positioned to the front of the property, bedroom five benefits from its own en suite facilities and offers excellent versatility, whether retained as a ground floor bedroom or utilised as a home office, playroom or gym. Completing the ground floor accommodation are two useful utility areas, which offer potential for conversion to incorporate a kitchenette, particularly appealing for those seeking to create more independent facilities for extended family.

Upstairs, the spacious main bedroom features fitted wardrobes and a contemporary en suite shower room. The three remaining bedrooms are all well-proportioned and benefit from built-in storage, whilst being served by a stylish modern family bathroom, completing the first-floor accommodation.

Gardens, outbuildings and land:

The property is approached via an impressive in-and-out driveway, providing ample parking for multiple vehicles. A range of attractive traditional stone outbuildings offer excellent additional facilities, including covered parking, a workshop and useful storage. Vehicular access continues along the side of the property, leading through to the extensive rear grounds.

Immediately to the rear, a tiered patio area descends towards beautifully landscaped gardens, with a picturesque beck running along the bottom. Beyond, a substantial lawn rises towards established woodland, creating a wonderful natural setting, rich in wildlife and offering an idyllic space to explore and enjoy.

Further outbuildings include a Victorian-style potting shed and an attractive insulated timber cabin, benefiting from underfloor heating and offering excellent potential for use as a studio, office or gym. Together, the gardens, woodland and additional facilities create a truly special outdoor environment, rarely found within such a convenient village location.

Location:

Swannington is a popular and well-established village in North West Leicestershire, enjoying a pleasant semi-rural setting whilst remaining conveniently placed for everyday amenities and excellent commuter links. The village offers a strong sense of community, with local pubs, a popular Indian restaurant and a village primary school, alongside attractive surrounding countryside and walks.

A wider range of shopping, leisure and schooling facilities can be found in nearby Coalville, approximately two miles away, and the historic market town of Ashby-de-la-Zouch, around four miles away, which offers an excellent selection of independent shops, restaurants and cafés.

The village is particularly well positioned for commuters, with convenient access to the A511, A42 and M1 motorway networks, providing connections to Leicester, Loughborough, Derby and beyond. East Midlands Airport is also within easy reach.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band F.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.




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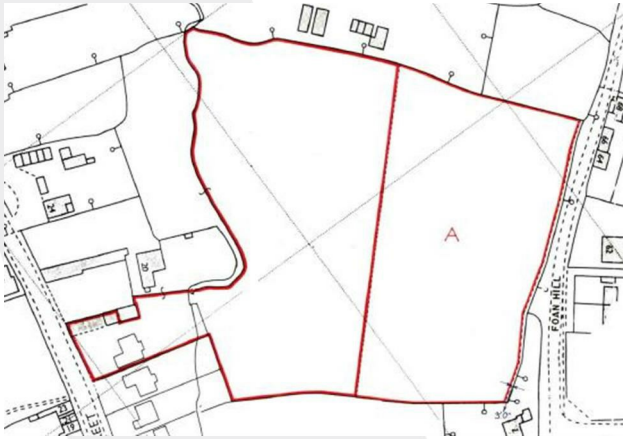

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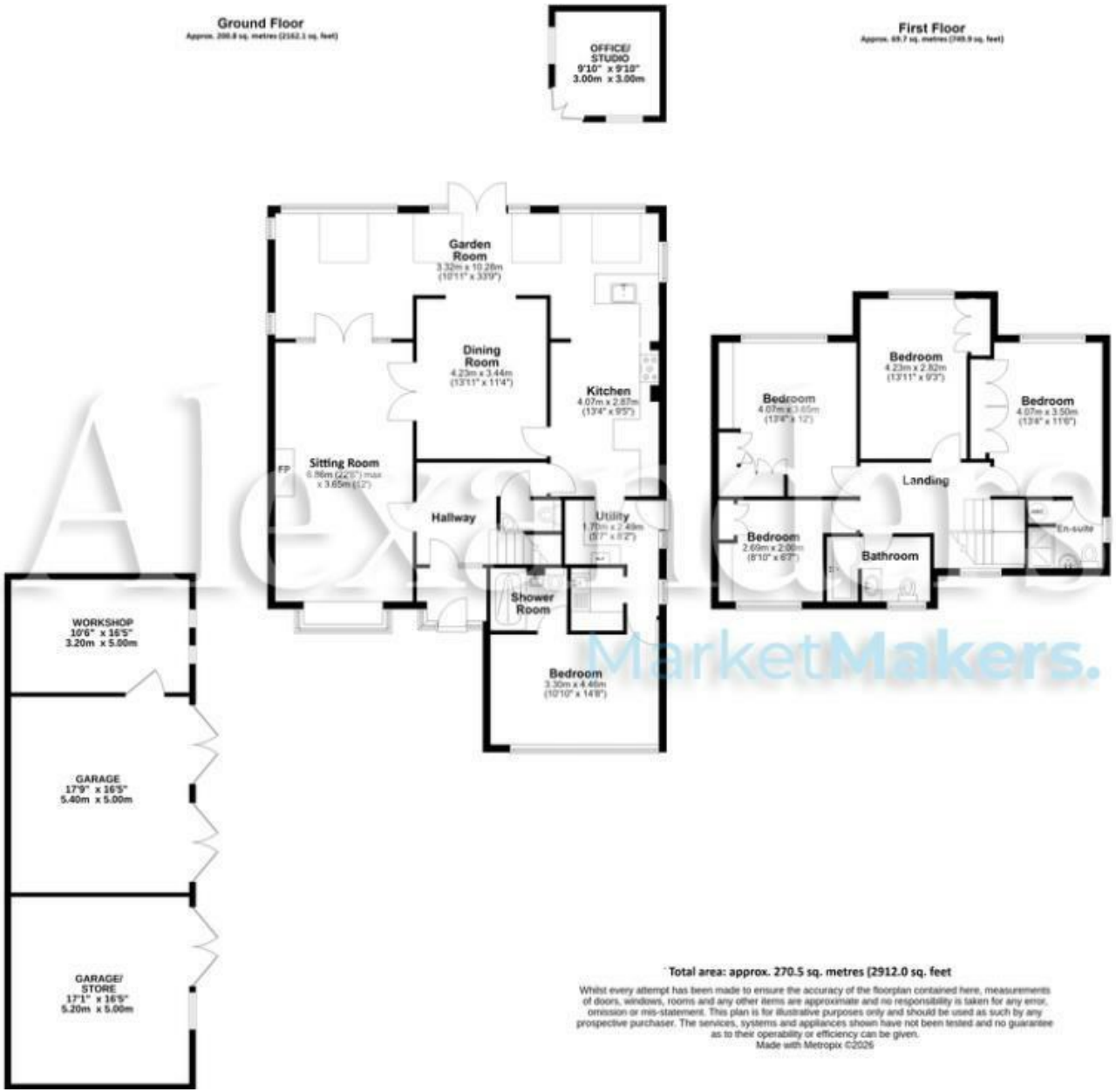
General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves b inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Property Imagery Disclaimer:

Please note, digital enhancement and artificial intelligence tools may have been used on select photographs on this listing to help visualize the property's potential. These images are intended as a visual guide only and should not be relied upon as a factual representation of th current furnishings or condition. Buyers are advised to verify all details in person during an offic viewing.





Total area: approx. 270.5 sq. metres (2912.0 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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