



118 Main Street

Swannington | LE67 8QP | Offers In The Region Of £210,000

ROYSTON  
& LUND

- Offers in the Region of £210,000
- Two Reception Rooms
- Large Cottage Garden
- Close to Countryside Walks
- Freehold
- Two Bedroom Mid-Terrace Home
- Newly Fitted Kitchen
- Four Piece Bathroom
- EPC Rating D
- Council Tax Band A





A charming two-bedroom mid-terrace home located in the desirable village of Swannington, offering easy access to scenic countryside walks.

The property boasts a generous rear garden that extends through multiple sections, backing onto open fields—ideal for those who enjoy outdoor space and a peaceful setting.

Internally, the accommodation briefly comprises a welcoming front reception room, followed by a second reception room to the rear featuring under-stairs storage and stairs rising to the first floor. The fitted kitchen is well-equipped with an integrated oven, hob, and extractor fan.

Upstairs, there are two well-proportioned double bedrooms, with the rear bedroom benefiting from built-in storage. The property is completed by a newly fitted, stylish four-piece bathroom suite, including a freestanding bath, separate shower, WC, and wash basin.

This home combines character, practicality, and a lovely rural outlook, making it an excellent choice for a range of buyers.

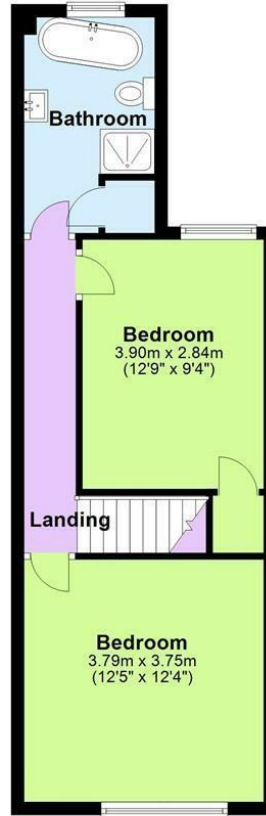
For further information:  
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**Ground Floor**  
Approx. 44.5 sq. metres (479.0 sq. feet)



**First Floor**  
Approx. 40.0 sq. metres (431.1 sq. feet)



Total area: approx. 84.6 sq. metres (910.1 sq. feet)



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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