



Danetre, Chapel Street, Swinford, Lutterworth, Leicestershire, LE17 6AZ

HOWKINS &  
HARRISON

Danetre, Chapel Street,  
Swinford, Lutterworth,  
Leicestershire, LE17 6AZ

Guide Price: £525,000

Situated in the heart of the peaceful and sought after village of Swinford, directly opposite the picturesque village church, this spacious three bedroom detached home offers generous living accommodation, substantial outside space, and exceptional potential, with some modernisation and updating required. The property further benefits from flexible family living space, substantial parking with garage, mature gardens, and outbuildings.

#### Features

- Spacious three-bedroom detached family home
- Parking for numerous vehicles
- Single Garage
- Separate dining room
- Conservatory
- Kitchen with pantry, utility storage
- Downstairs cloakroom
- Approximately six powered outbuildings
- Mature gardens
- Energy Rating- D



## Location

The desirable village of Swinford is ideally placed for access to major roads, benefitting also from a Church, the Chequers pub, and a primary school. Secondary schooling is available at Lutterworth, Houlton & Guilsborough, with independent and grammar options available in Rugby. It is situated about 5 miles away from Lutterworth and 7 miles from Rugby, both offering a good range of everyday services and amenities. Market Harborough is approximately 15 miles to the east. London can be reached via a direct train service from Rugby or Market Harborough in around 1 hour and Birmingham International Airport is also easily accessible via the M6 (J1) 6 miles. The M1 (J21) and A14 (J1) are both within 4 miles.

## Ground Floor

The property opens into an entrance porch with ample space for coat and shoe storage, with a door leading through into the spacious hallway. Located to the front aspect is the generous sitting room, a wonderfully bright and airy space with a large window affording plenty of natural light, while a striking oval feature window to the side elevation adds both charm and character. An open fireplace creates a welcoming focal point to the room. Sliding patio doors open seamlessly into the



conservatory, extending the living accommodation further and providing lovely views over the rear garden. The conservatory provides another excellent entertaining or relaxation space and features double doors opening directly onto the patio and garden beyond. Also located to the front of the property is the formal dining room, another spacious and light filled room thanks to its large front facing windows. Perfect for family meals, entertaining guests, or even as a secondary sitting room if desired, the dining room flows naturally through into the kitchen, making it a practical and sociable layout. The kitchen enjoys pleasant views overlooking the rear garden and is fitted with a comprehensive range of units, incorporating numerous cupboards and drawers with ample work surface space. There is an integrated oven with four ring induction hob, space for either a slimline dishwasher or small fridge. A useful pantry cupboard provides further storage space, with additional room for a fridge/freezer. A charming stained glass internal window looks back into the hallway. To the rear of the kitchen, an inner lobby has built-in storage cupboards housing the boiler and an additional utility cupboard providing space for both a washing machine and tumble dryer. From here there is access to a downstairs cloakroom and to the outside to both the driveway and rear garden.

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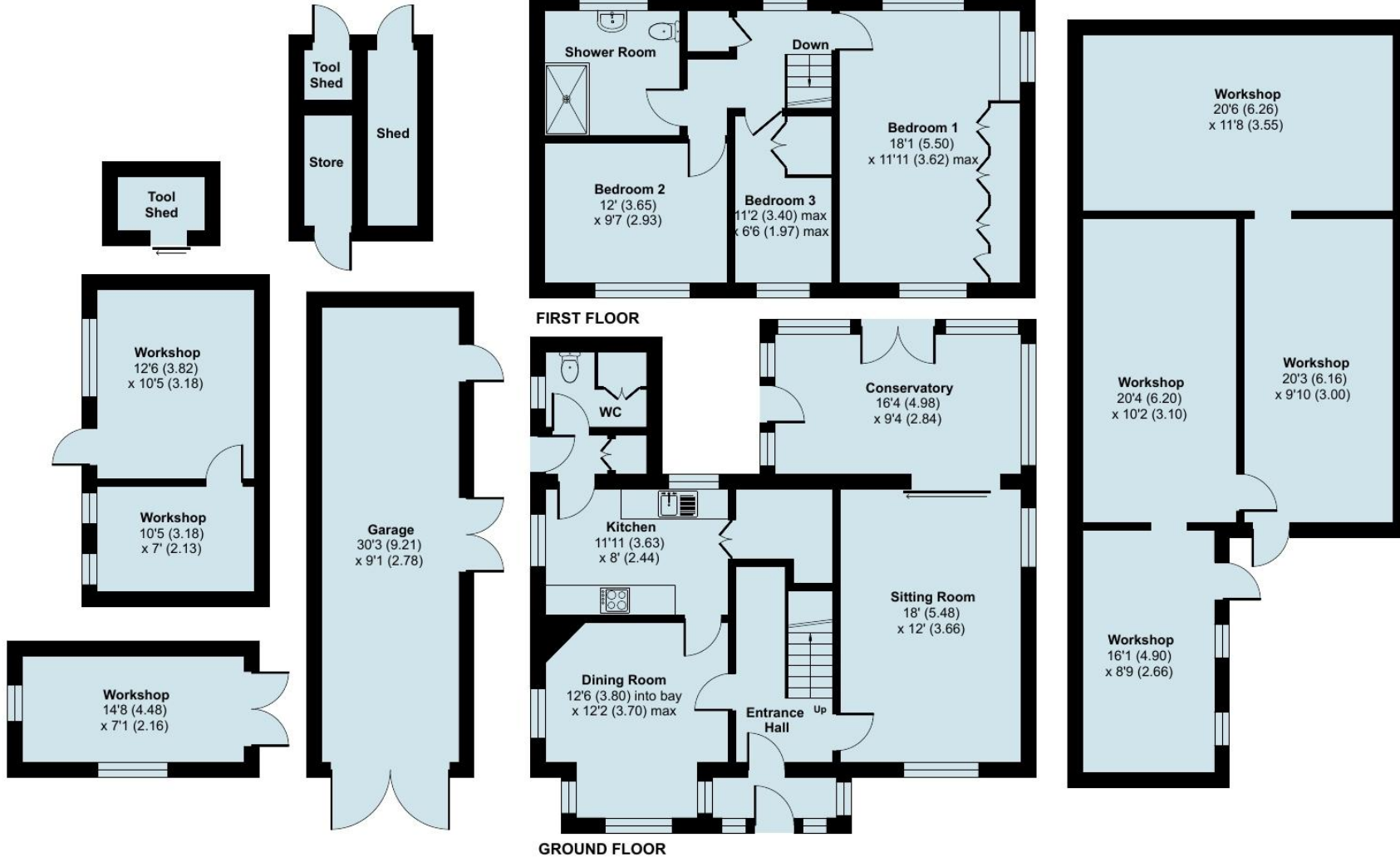
Approximate Area = 1437 sq ft / 133.5 sq m (excludes storage)

Garage = 276 sq ft / 25.6 sq m

Outbuilding = 1193 sq ft / 110.8 sq m

Total = 2906 sq ft / 269.9 sq m

For identification only - Not to scale





## First Floor

The first floor landing is naturally bright thanks to a feature window positioned above the staircase. There are three bedrooms, a family bathroom and a useful airing cupboard, perfect for storing towels and bedding. The exceptionally large principal bedroom, which extends from the front to the rear of the property, boasts dual aspect windows which flood the space with natural light. The room further benefits from extensive fitted wardrobes and built-in dressing table with drawers, creating a highly functional and comfortable principal suite. Bedroom two is another generous double room also positioned to the front aspect, offers ample space for freestanding furniture. Bedroom three, a versatile room which would make an ideal home office, dressing room, nursery or small guest bedroom. This room also provides access to the loft, which is fully boarded and benefits from lighting and a fitted ladder, offering excellent storage. The spacious family bathroom is fitted with a walk-in shower, wash basin, and WC.

## Outside

To the front, the property immediately impresses with its generous driveway, providing parking for numerous vehicles, complemented by a large flower bed. Double side gates provide access to the rear, where there is additional parking which would be particularly well suited for caravan storage. The generous rear garden mainly laid to lawn with mature planting. A large single garage provides excellent storage or workshop space, while a patio seating area creates an ideal spot for outdoor dining and entertaining. One of the most unique features of this home is the collection of outbuildings, ideal for those requiring workshop or garage space, all benefiting from power and electric. These spaces offer endless possibilities for future use, whether as workshops, garages, hobby rooms, storage facilities, or even potential annexe conversion subject to the necessary permissions. To the rear of the garden, a further patio area houses two additional spacious sheds, ideal for further storage.





Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

### Fixtures and Fittings

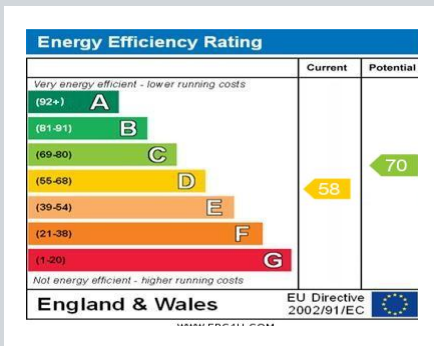
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

### Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

### Local Authority

Harborough District Council Tel:01858-828282.  
Council Tax Band – E.



### Howkins & Harrison

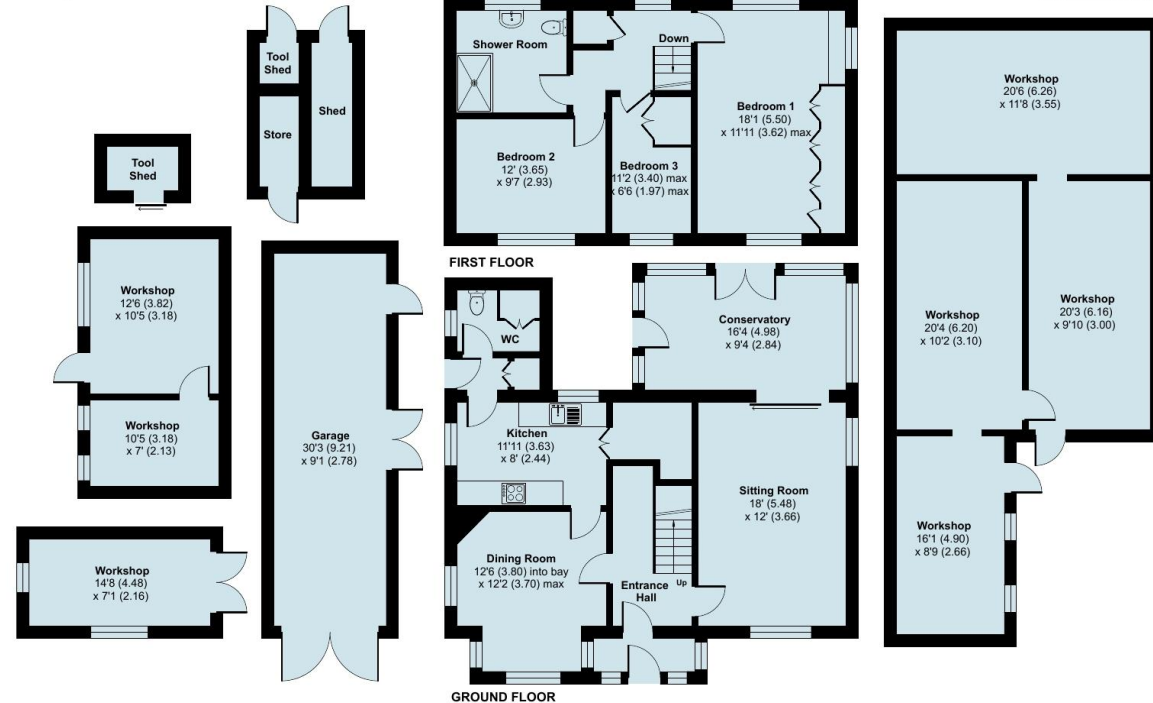
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2026. Produced for Howkins & Harrison. REF: 1465082

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